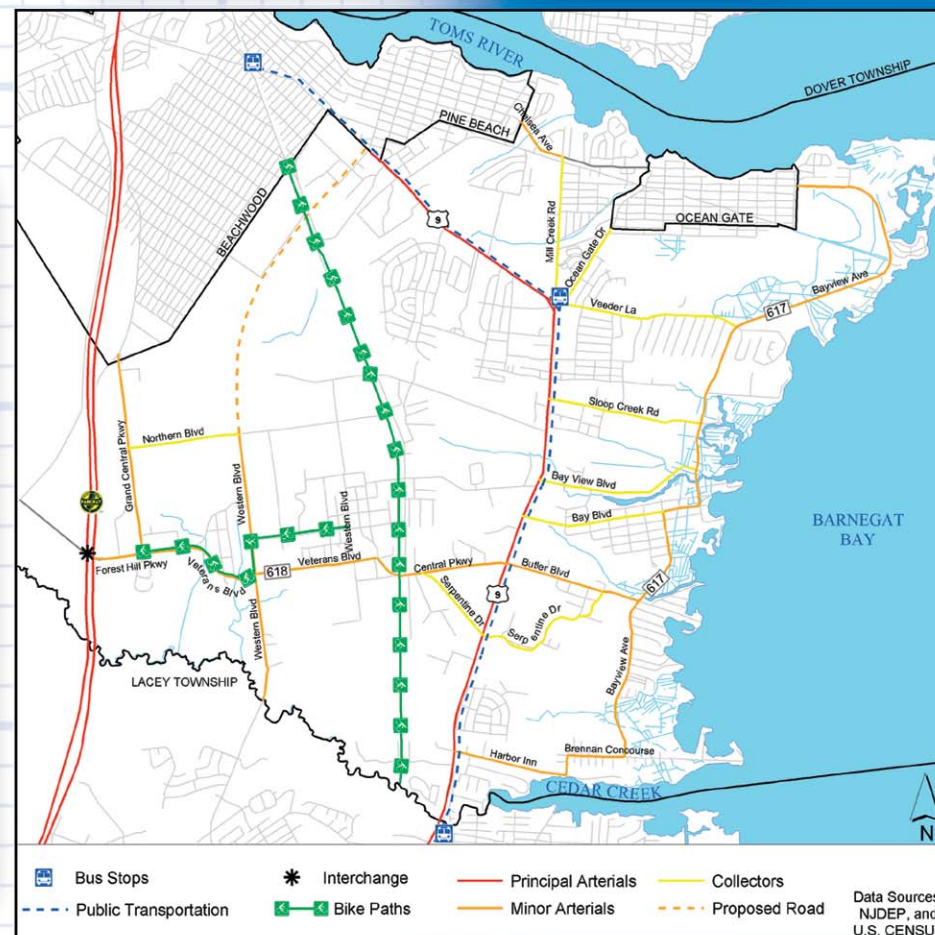
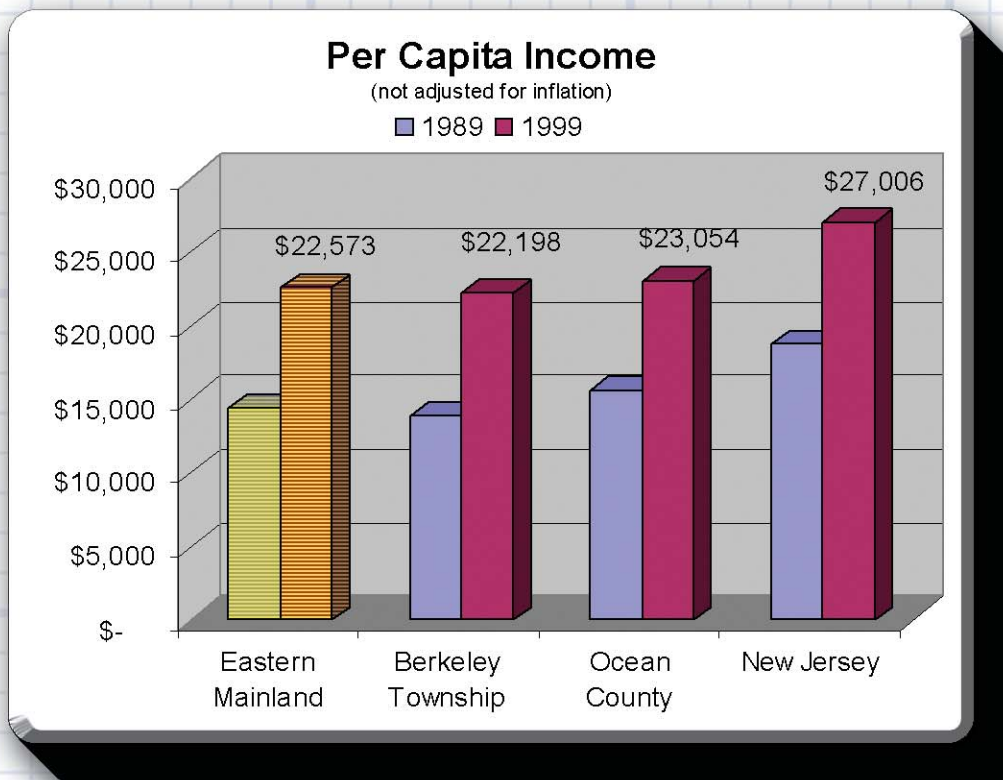
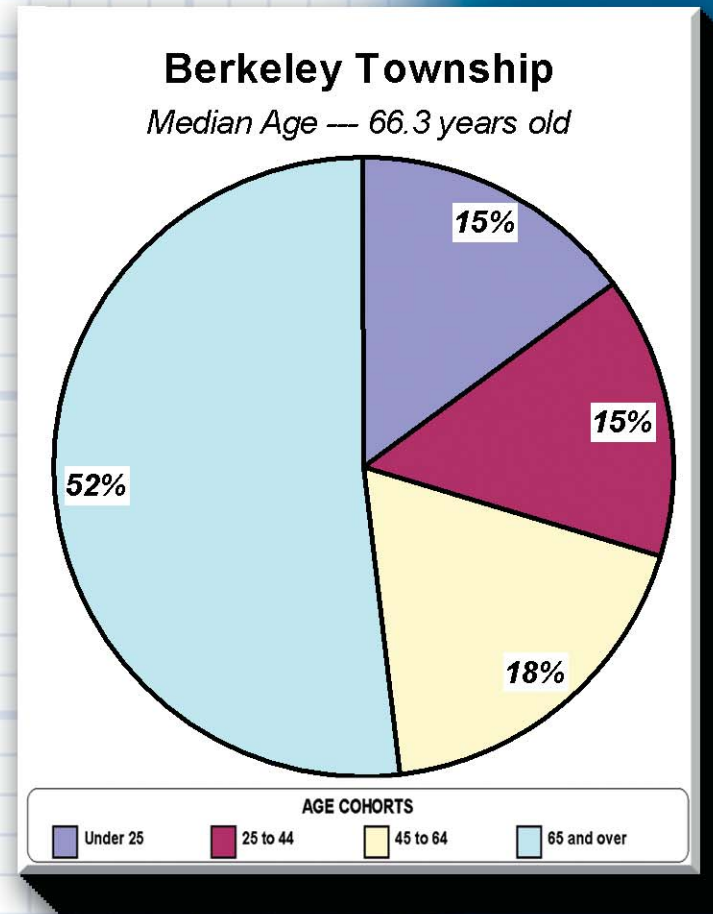
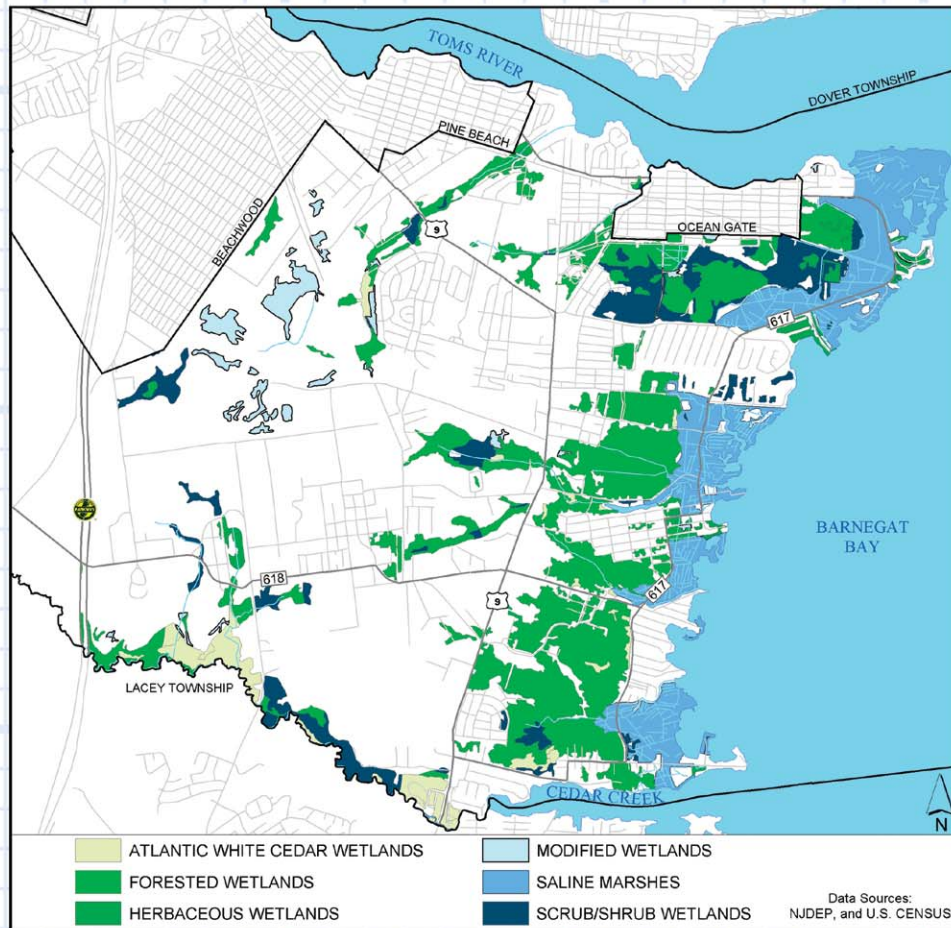


BERKELEY TOWNSHIP VISIONING PROCESS

Municipal Profile September 2002



MUNICIPAL PROFILE
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Berkeley Township is a growing suburban coastal community in Ocean County. The Township can be viewed as three distinct areas - The Pinelands, which lie west of the Garden State Parkway; the "eastern mainland," which stretches from the Parkway to the shores of Barnegat Bay; and the barrier island. The future of the Township west of the Parkway is, for all intents and purposes, established for the foreseeable future. The area west of the Parkway and south of County Route 530 is sparsely developed and covered by the Pinelands Comprehensive Management Plan. North of 530 and still west of the Parkway is found the existing adult/senior communities of Holiday City and Silver Ridge. The future of the barrier island is likewise established by the presence of South Seaside Park, an old built-out summer community, and Island Beach State Park.

The future of the Township between the Parkway and the bay (the Eastern Mainland) is, however, not so certain. This area consists of neighborhoods such as Bayville and Pinewald with long-established development patterns and available infrastructure. Paralleling the Parkway is the Route 9 corridor, the Township's primary business, retail and commercial area. Along the bay front are large tracts of wetlands and open space interspersed with existing residential developments. This area contains the bulk of the vacant developable land in the Township and as such is the primary focus of future development and redevelopment proposals.

The Route 9 corridor in particular presents redevelopment opportunities that could vastly improve the quality of existing development, but at intensities more in keeping with the high

intensity center style of development promoted in the State Development and Redevelopment Plan than the low intensity strip development currently in place.

The purpose of this project is to further define the future development, redevelopment and preservation of the Eastern Mainland through a comprehensive *visioning process*. It is the Township's intention to be proactive about its future and to reverse undesirable land use trends through the identification of a preferred future and the adoption of policies that promote that vision. The visioning process will further the Township's efforts to address such smart growth issues as:

- Reversing the current trend toward further sprawl and retrofitting existing development;
- Providing concentrated, mixed-use alternatives to further strip-type development along the Route 9 corridor;
- Promoting in-fill development and efficient use of existing infrastructure;
- Promoting a well designed town center as the preferred location for the Township's future growth;
- Preserving environmentally sensitive coastal resources;
- Maximizing circulation and mobility options;
- Maximizing housing opportunities;
- Integrating Coastal Zone and State Plan policies.

The Visioning Process.....

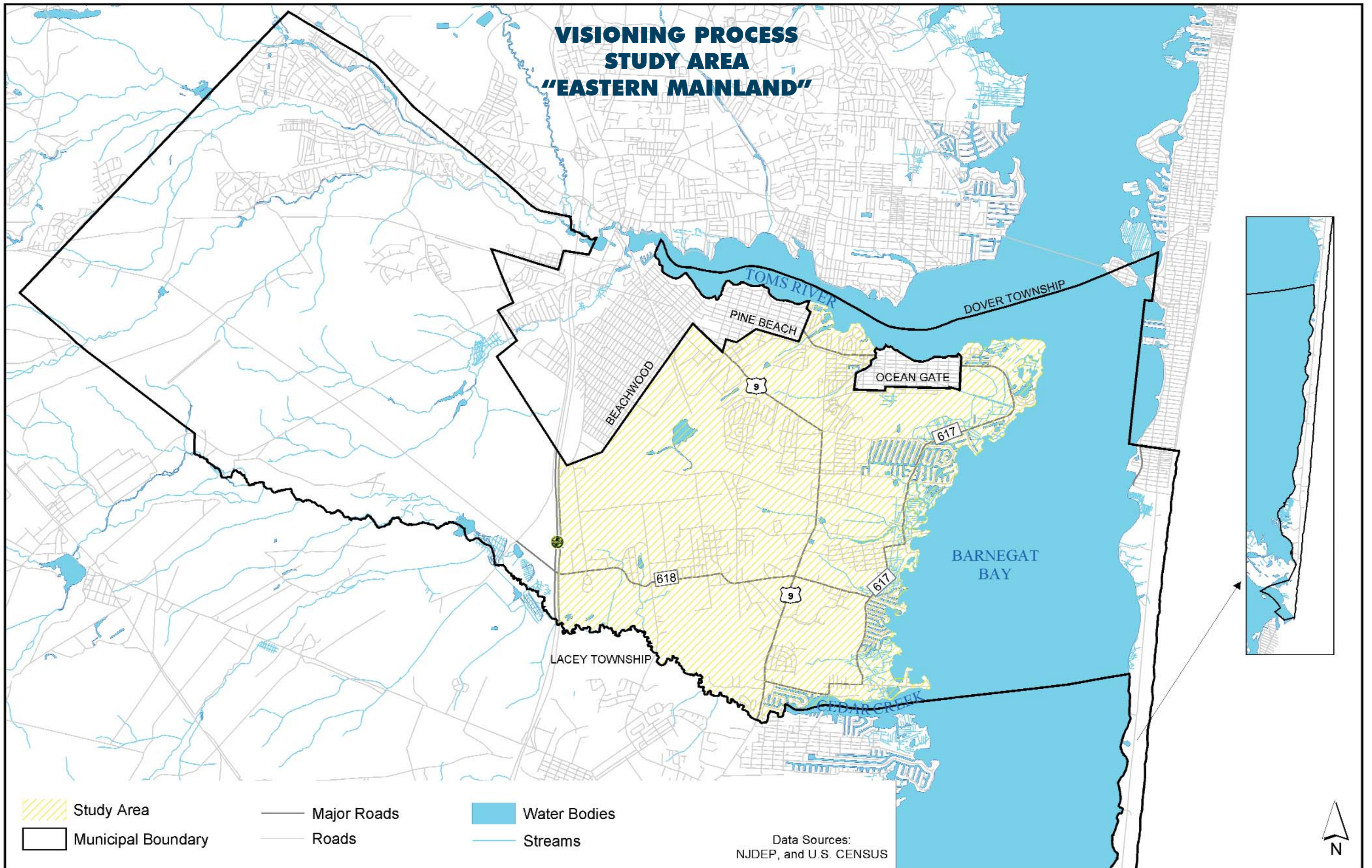
The visioning process will be conducted as an open dialogue among both public and private sector interests - government agencies, non-profit groups, businesses, institutions, and public service organizations. The Township has established a broad-based Steering Committee that will be responsible for guiding the process. Specifically, the Steering Committee will establish a strategy for involving the general public, for conducting the visioning sessions, and for recommending a vision statement to the Township Council.

The visioning process will focus on determining areas for development and conservation, the desired and appropriate locations and intensities of land uses, and community design. The resulting vision statement will identify long-range goals for the Eastern Mainland's physical, economic and environmental future. The vision statement will be supplemented with a list of fundamental tools and actions to support the realization of the vision - a "planning and implementation agenda."

The Municipal Profile.....

To get the process started, a municipal profile has been prepared. The municipal profile describes baseline conditions in the Township and Eastern Mainland and provides a glimpse of possible trends. This information will provide a firm basis for citizens and community leaders to engage in the development of a common vision for the future.

VISIONING PROCESS STUDY AREA "EASTERN MAINLAND"



Land Characteristics of the Eastern Mainland

- The Eastern Mainland covers 15.6 square miles, approximately 37% of Berkeley Township's total land area.
- 54% of the area is undeveloped; 25% of the undeveloped land is preserved as open space.
- Residential uses cover 28% of the land area; industrial and mining uses cover 7%; active recreation and park facilities cover 6%; and 5% of the land area is used for commercial, non-residential and utility uses.
- Approximately 850 acres of land were developed between 1986 and 2002 most of which, 606 acres, were for residential purposes.
- The predominant zoning category is medium-density residential with permitted minimum lot sizes ranging from 10,000 to 20,000 square feet.
- The State Development and Redevelopment Plan classifies the majority of the area as the Suburban Planning Area. The Environmentally Sensitive Planning Area is found along Barnegat Bay and Cedar Creek. The entire area is under CAFRA jurisdiction, which imposes a maximum impervious coverage limitation of 30%.
- There are 1,813 acres of municipal, county, state and federal parks and open space covering 18% of the total land area.
- The NJ Department of Environmental Protection has identified 3,282 acres of wetlands, which account for nearly one third of the gross land area.
- There are 3,440 acres of land located in FEMA flood hazard areas.
- Isolated pockets of undisturbed natural areas in the Eastern Mainland may serve as suitable habitats for endangered or threatened species such as the Bog Turtle, Wood Turtle, Pine Barrens Tree Frog, Tiger Salamander, and Osprey.
- The NJ Department of Environmental Protection has included 21 sites in the area on their Known Contaminated Sites List.

Population Characteristics of the Eastern Mainland

- The 2000 Census reported a population of 39,991 persons in Berkeley Township, over 17,000 (44%) of which reside in the Eastern Mainland.
- While the Township's growth rate leveled off to 7.2% between 1990 and 2000, from an extraordinary 200% from 1970 to 1980, and 61% from 1980 to 1990, the Eastern Mainland maintained a growth rate of almost 17%, on par with Ocean County as a whole.
- Population density thickened up between 1990 and 200, increasing from 780 persons per square mile to 912.
- The 2000 median age of 38.6 was less than the County median age of 41, slightly higher than the State median age of 36.7, and substantially lower than the Township's overall median age of 66.3.
- Per capita income in 1999 was slightly higher than the Township as a whole, \$22,573 vs. \$22,198, but lower than the County (\$23,054) or the State (\$27,006). In terms of median household income, the eastern Mainland fared much better than both the Township and the County, \$52,013 vs. \$32,134 and \$46,443 respectively. The median household income for the State was \$55,146.
- In 1999, the government sector's 1,049 jobs led all categories in the number of at-place jobs, while the retail sector placed second with 847 jobs.
- Eastern Mainland workers spend more time commuting to work than the average Ocean County or New Jersey resident - 33.2 minutes vs. 32.4 and 30 minutes. In 2000, 3% of the residents used public transportation to commute to work.

Housing Characteristics of the Eastern Mainland

- In the year 2000 there were 7,185 housing units in the Eastern Mainland, an increase of 20% from 1990.
- The median rents in the Township and in the Eastern Mainland were

higher than the statewide median rents but lower than the median rent in Ocean County. Almost 50% of the renters spend more than 30% of their incomes on housing, a proportion that exceeds the Township, the County and the State.

- The median monthly owner costs were nearly \$200 higher than the Township-wide costs, \$1,245 vs. \$1,048. This represents an increase from the 1990 differential of \$108. 28% of the owner-occupied households spent more than 30% of their income on housing costs, which is higher than the Township but on par with the County and State.
- Housing values remained stable over the last decade, consistent with the County and State. The median housing value in 2000 was \$134,267 vs. \$131,300 for the County and \$170,800 for the State.

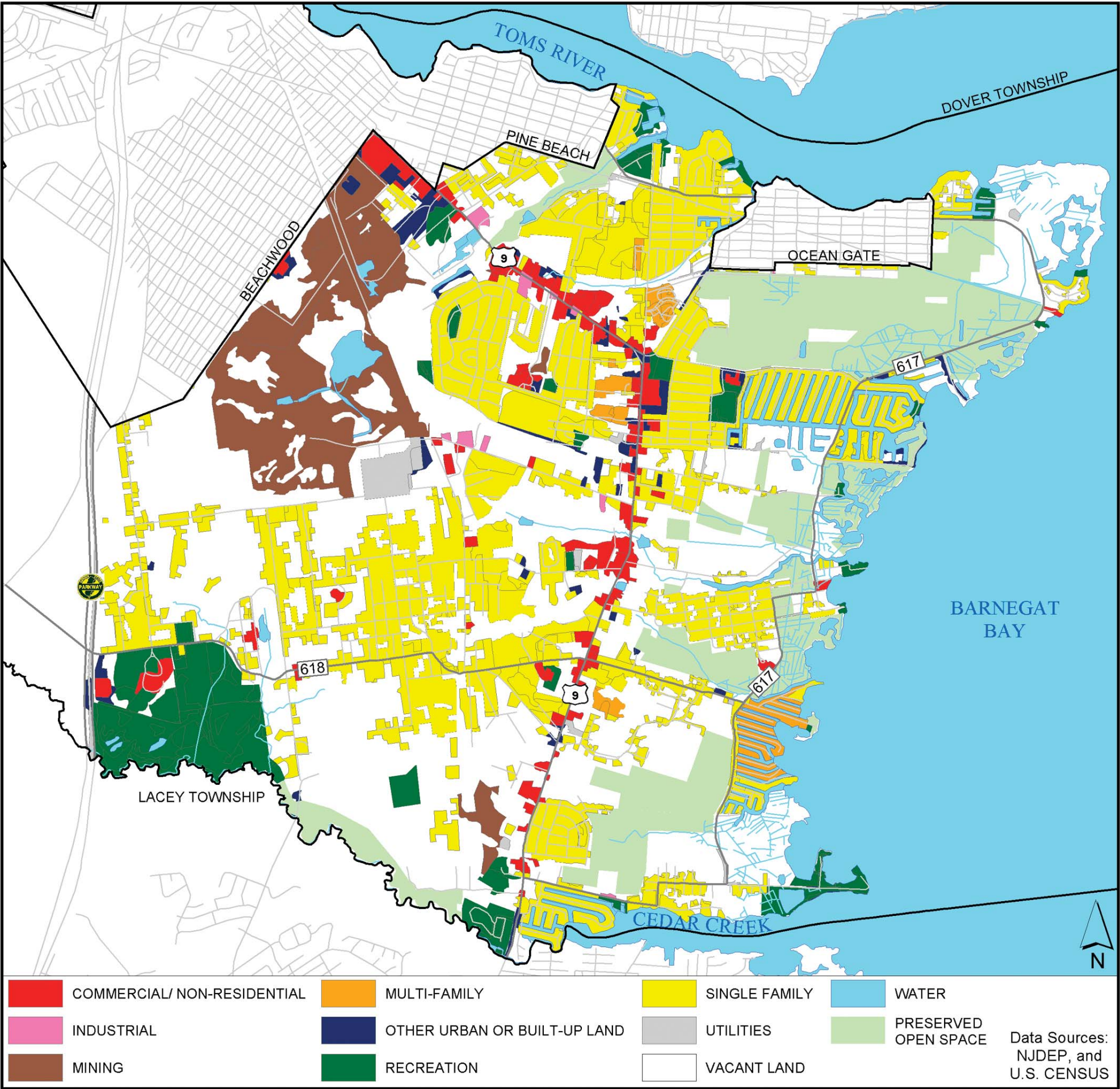
Infrastructure in the Eastern Mainland

- Nearly the entire Eastern Mainland is either presently serviced by or has reasonable accessibility to public water service.
- The majority of the area is within a sewer service area. Areas not within the sewer service area are isolated and mostly found along Barnegat Bay and Cedar Creek.
- The area is served by an assortment of community facilities including a post office, fire and first aid, schools, library, and parks.
- Following the planned expansion of the elementary schools, there will be surplus capacity for additional students.

Build-Out of the Eastern Mainland

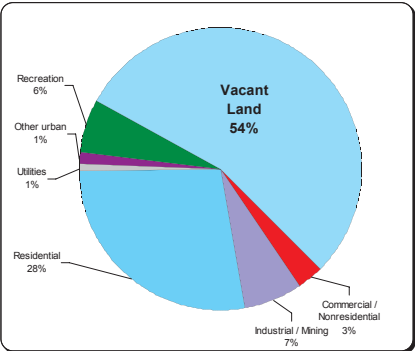
- There are 2,765 acres in the Eastern Mainland that are vacant and unconstrained by environmentally sensitive features.
- In the extreme, current zoning capacity could accommodate an additional 3,917 dwelling units and 14 million square feet of non-residential floor area.

1. LAND CHARACTERISTICS



EXISTING LAND USE

The Eastern Mainland contains 15.6 square miles (10,000 acres) of land area, which is approximately 37% of Berkeley Township's total land area. Water bodies such as the Toms River, Barnegat Bay, and Cedar Creek form natural boundaries to the north, east and south.



Vacant Land - The majority (54%) of the Eastern Mainland is undeveloped. Approximately 1,350 acres (25%) of the total vacant land in the area is comprised of preserved open space. Preserved open space contains natural areas such as woodlands, wetlands, tidal marshes and stream corridors. The remaining 75% of the vacant land is undeveloped land that may or may not have development constraints.

Residential - Approximately 28% of the area is developed residential land. Of those approximately 2,800 acres, 95% are devoted to single-family residences, with the remaining 5% devoted to multifamily residences. Principal residential neighborhoods include Bayville, Pinewald, Holly Park and Berkeley Shores.

Industrial / Mining - This land use category is concentrated at the northwest corner of the Eastern Mainland, and comprises 7% of the area's total land mass. Industrial land uses are mainly situated along Hickory Lane and near northerly sections of Route 9. A large sand and gravel mining facility and an asphalt plant are located at the area's northwestern corner near the Beachwood Borough border.

Recreation - Active recreation and park facilities comprise 6% of the Eastern Mainland's total land area. These 605 acres include county and local parks, golf courses, amusement areas and recreational land associated with public schools. (Passive open space is included in the vacant land category.)

Commercial / Nonresidential - This land use category includes retail sales and services, places of worship, schools and other public and quasi-public facilities. Retail uses are concentrated along the Route 9 corridor, with larger, "strip-mall" centers located in the northerly section of the study area. Commercial/nonresidential land uses comprise 3% of the total land area.

Utilities - Public utilities comprise approximately 1% of the total land area. The Ocean County Utility Authority wastewater treatment plant on Northern Boulevard is the largest such property.

Other Urban - The remaining 1% of the area's land is occupied by miscellaneous uses such as parking lots, a landfill, areas under construction and developed areas not classified elsewhere.

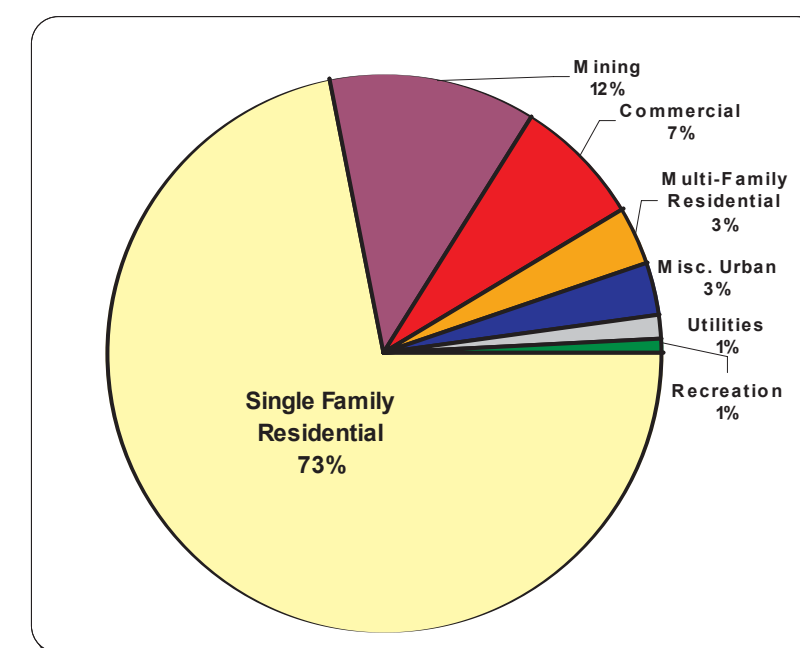
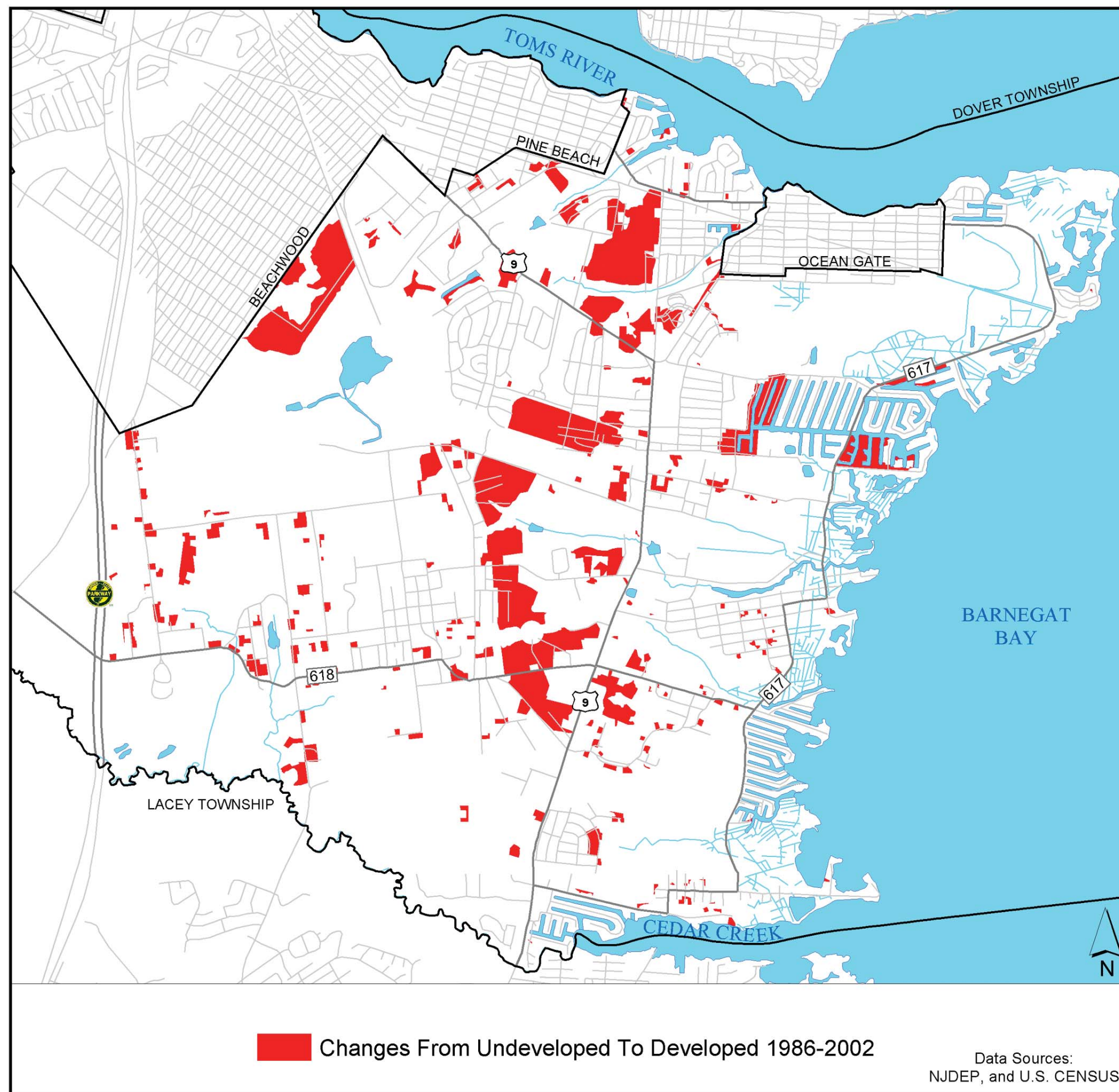
Data Sources:
NJDEP, and
U.S. CENSUS

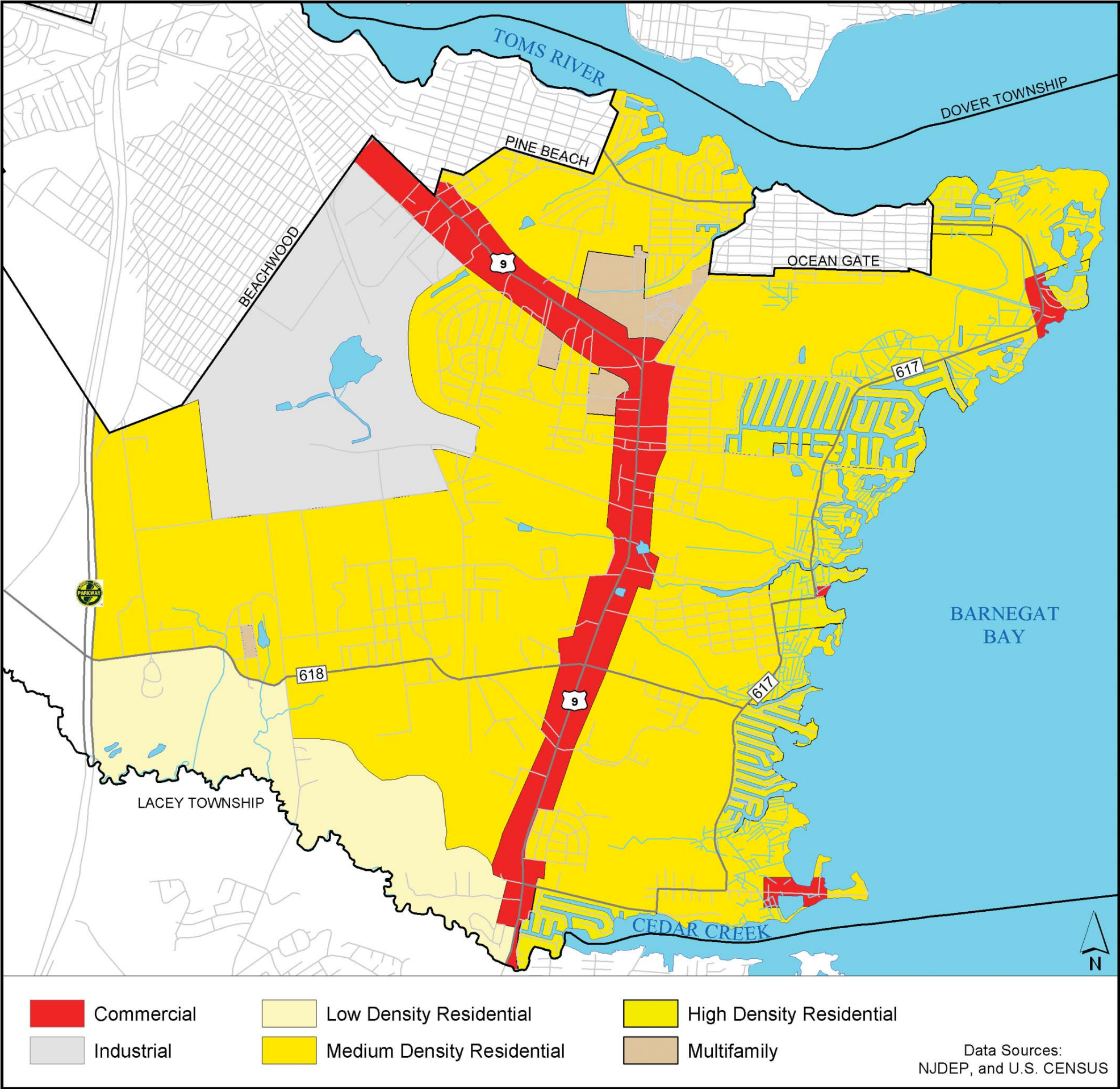
LAND COVERAGE 1986-2002

The Existing Land Use Map was compared against NJDEP's 1986 Land Use / Land Cover map to identify where land changed from undeveloped to developed during the last 16 years. The land use change analysis identified approximately 850 acres of land in the Eastern Mainland that has been developed since 1986.

The vast majority of recent development in the Eastern Mainland was single family residential, accounting for a total loss of 609 acres of vacant land. Some major single-family residential developments include Sonata Bay, Berkeley Villages and Foxmoor at Berkeley. Scattered isolated single family residential development has occurred throughout the northern portion of Pinewald, in the Serpentine area, and within Holly Park. The Berkeley Shores lagoon lots were also completed during this time frame. Multi-family development was significantly less than single-family development accounting for less than 30 acres of new development.

New commercial development (63 acres) occurred largely along the Route 9 corridor and includes such developments as the Baywick Plaza. The sand and gravel mine situated north of Pinewald expanded by almost 100 acres. Recreation, miscellaneous urban, and utility developments combine for 45 acres of development.





GENERALIZED ZONING

The map to the left illustrates generalized zoning, which consists of twelve zoning districts that have been grouped into six categories. The most predominant zoning category, medium density residential, encompasses over 6,400 acres or 62% of the Eastern Mainland. The second most prevalent category is Industrial.

Generalized Zoning Category	Acres	% Total
Commercial	798	8%
Industrial	1,193	11%
Low Density Residential	902	9%
Medium Density Residential	6,459	62%
High Density Residential	899	9%
Multi Family	179	2%

The Eastern Mainland consists of nine distinct residential zoning districts which vary from a district having a fairly rural nature with a 40,000 square foot minimum lot size, to a multifamily zone that allows a density of ten to twelve dwelling units per acre. The following table summarizes approximate net development yield for each residential zoning district.

Residential Category	Zoning District	Minimum Lot Size	Net Yield (DU/acre)
Low Density Single Family	R-400	40,000	0.87
	w/ cluster	10,000	1.25
Medium Density Single Family	R-200	20,000	1.74
	R-150	15,000	2.32
	R-125	12,500	2.78
	R-100	10,000	3.48
High Density Single Family	R-64	6,400	5.45
	R-60	6,000	5.81
	R-50	5,000	6.97
Multi-family	R-MF	200,000	12.00

The study area also contains three non-residential districts: the Highway Business Zone along the Route 9 corridor; the Light Industrial and Generalized Industrial Zones roughly situated between Beachwood Plaza and the county's sewer treatment facility; and, the Resort Highway Business Zone located at the end of Brennan's Concourse in the southeastern corner of the Eastern Mainland. The Highway Business Zone permits an assortment of retail sales and services as well as uses of a limited industrial nature (i.e. assembly and fabrication). The Resort Highway Business Zone allows the same uses as in the Route 9 corridor except that limited industrial uses are not permitted. The industrial zones permit uses typically characterized as industrial uses. Mining operations are also permitted as a conditional use in the industrial zones.

SDRP PLANNING AREAS & DEP CENTERS

The March 2001 New Jersey State Development and Development Plan delineates the majority of the study area as the Suburban Planning Area (PA2). Exceptions are found along Barnegat Bay and Cedar Creek, which are mapped as the Environmentally Sensitive Planning Area (PA5).

It is the State Plan's intention in the Suburban Planning Area to:

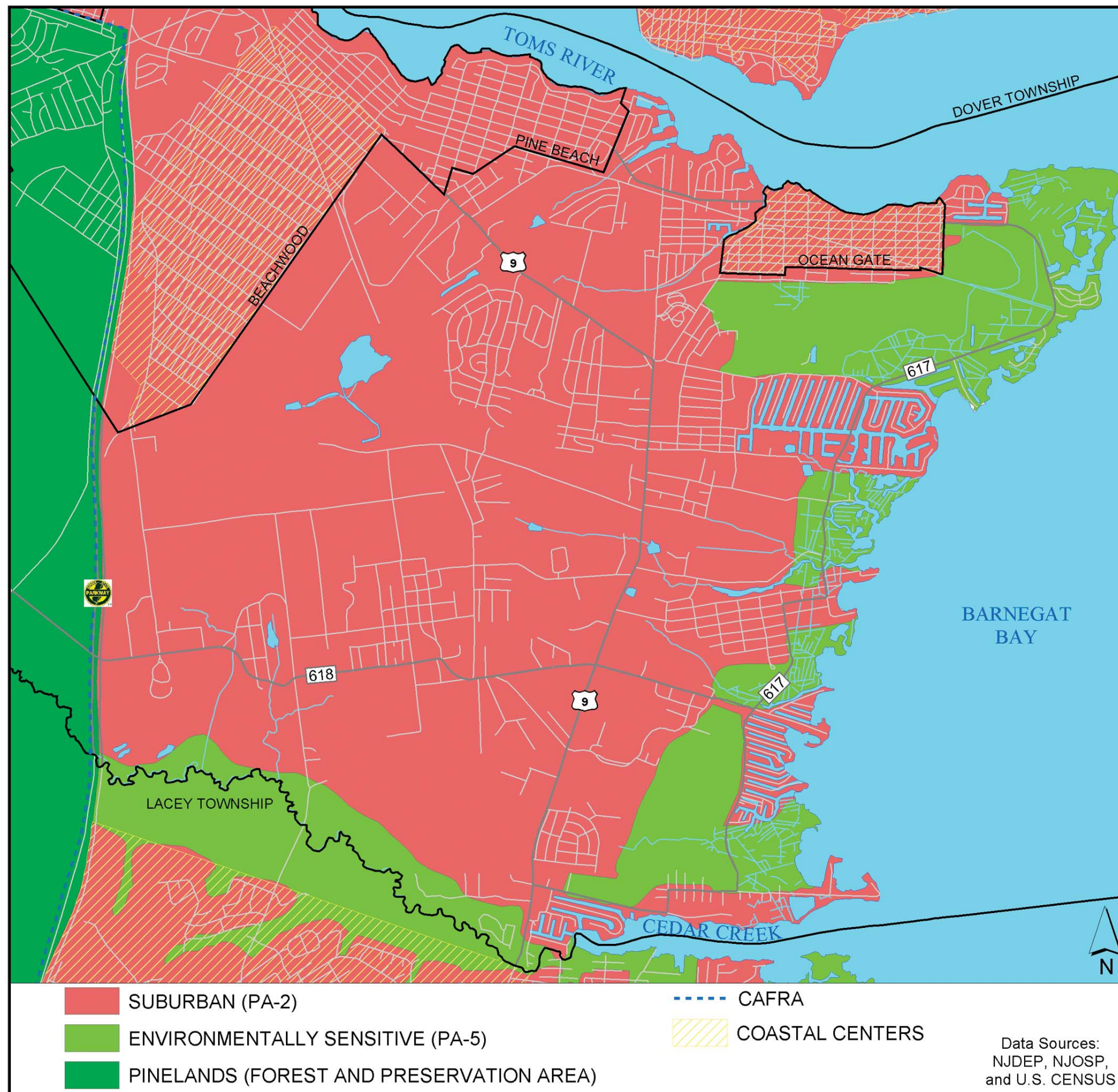
- provide for much of the state's future development;
- promote growth in centers and other compact forms;
- protect the character of existing stable communities;
- protect natural resources;
- redesign areas of sprawl;
- reverse the current trend toward further sprawl; and
- revitalize cities and towns.

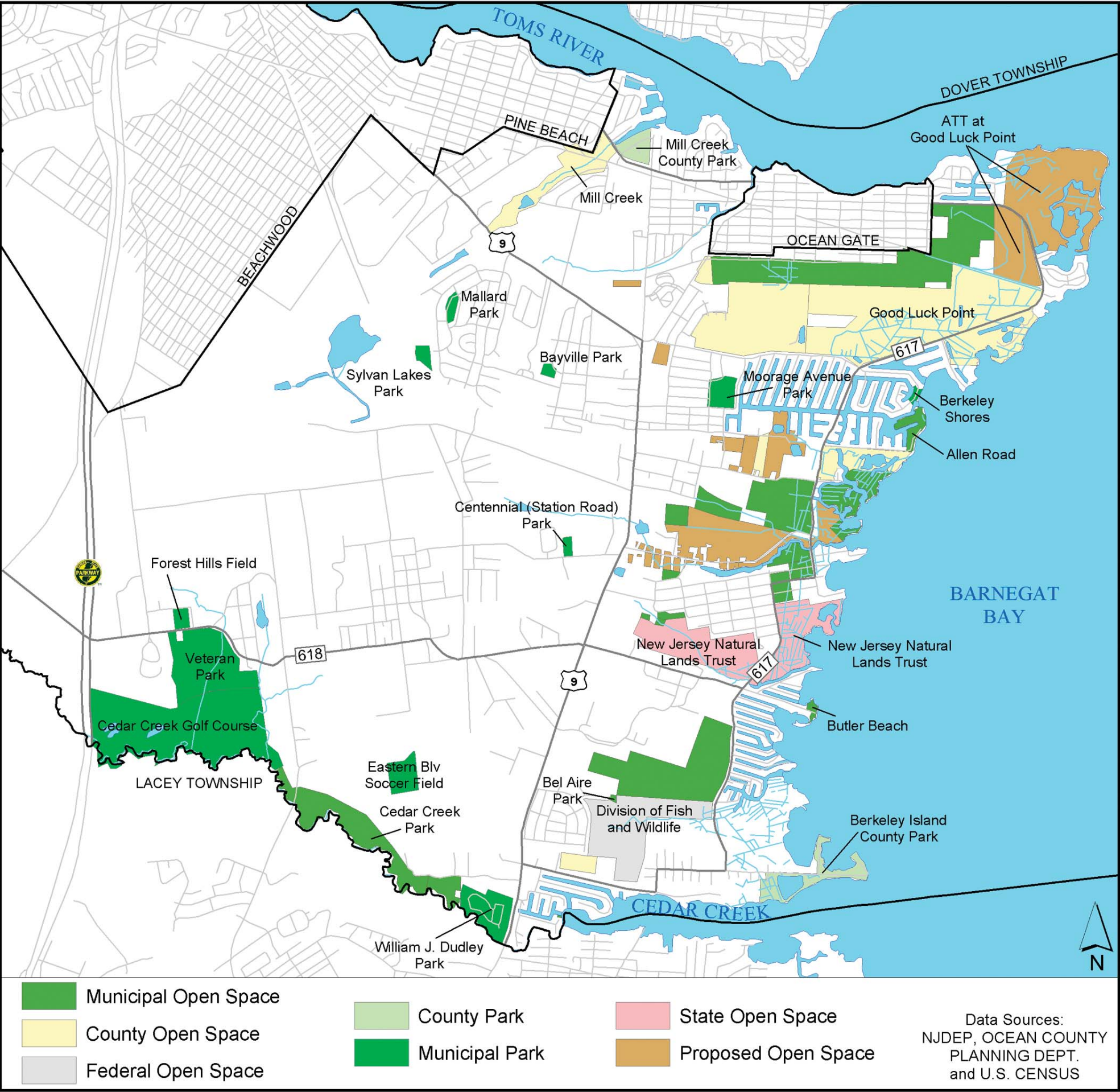
It is the State Plan's intention in the Environmentally Sensitive Planning Area to:

- protect environmental resources through the protection of large contiguous areas of land;
- accommodate growth in centers;
- protect the character of existing stable communities;
- confine programmed sewers and public water services to centers; and
- revitalize cities and towns.

The Coastal Area Facilities Review Act (CAFRA) covers approximately 61% of the Township and the entire study area. CAFRA applies the Coastal Zone Management policies to certain types of development projects - primarily commercial projects requiring more than 49 parking spaces and residential projects that consist of 25 or more units. The immediate consequence of the Coastal Zone policies in the study area is the imposition of maximum impervious coverage limitations of 3% in Planning Area 5 and 30% in Planning Area 2. The 3% maximum in Planning Area 5 does not pose a problem for the Township. Local planning policy in these areas is generally geared towards conservation. There are, however, significant areas of Planning Area 2 that are presently developed and/or developing at levels that far exceed the impervious coverage limits imposed by CAFRA. The existing intensity of development in these affected areas is upwards of 50 - 60%.

The Route 9 corridor in particular presents redevelopment opportunities that could vastly improve the quality of existing development, but at intensities more in keeping with the high intensity center style of development promoted in the State Plan than the low intensity CAFRA requirements currently in place.





PARKS & OPEN SPACE

There are 1,813 acres of public parks and preserved open space in the Eastern Mainland accounting for 18% of the gross area. Approximately one-fourth of the total public open space (453 acres) is categorized as municipal and county parks containing recreational amenities. Municipal parks in the Eastern Mainland (393 acres) are provided at a ratio of approximately 22 acres per 1,000 Eastern Mainland residents (17,631 persons; 2000 Census). This is well in excess of the 8 acres per 1,000 population standard recommended for meeting municipal park needs.

Open Space Category	Acres	% Total
County Open Space	562	31%
County Park	60	3%
Federal Open Space	102	6%
Municipal Open Space	550	30%
Municipal Park	393	22%
State Open Space	146	8%
Total Parks & Open Space	1,813	100%

Ocean County parks in the Eastern Mainland consist of Mill Creek Park and Berkeley Island Park. Mill Creek Park includes facilities such as trails, playgrounds, basketball courts, a covered pavilion, picnic tables, barbecue grills and restrooms. Berkeley Island Park includes facilities such as picnic areas, barbecue grills, a covered pavilion, swimming beach, volleyball courts, crabbing/fishing pier and restrooms.

Municipal Park Facilities	
Park Name	Facilities
Mallard Park	basketball court, 2 ball fields
Sylvan Lakes	sandbox, playground
Forest Hills Field	lighted soccer field
Veterans Park	soccer, volleyball, handball, 3 ball fields, 10 tennis courts, 2 basketball courts, playground
Cedar Creek Golf Course	18 hole par 72 golf course
Centennial Station Road	soccer field
Bayville Park	1 ball field, 1 basketball court
Moorage Avenue Park	2 ball fields, 1 basket ball court
William J. Dudley	picnic tables, gazebo, grills, tennis courts
Eastern Boulevard Soccer Fields	9 soccer fields (2 w/ lights)

Data Sources:
NJDEP, OCEAN COUNTY
PLANNING DEPT.
and U.S. CENSUS

WETLANDS

The New Jersey Department of Environmental Protection has identified 3,282 acres of wetlands areas in the Eastern Mainland. Wetlands comprise nearly one-third of the gross area of the Eastern Mainland and fall under various categories as outlined in the following table.

Wetland Type	Acres	% Total
Atlantic White Cedar	169	5%
Forested	1,517	46%
Herbaceous	82	3%
Modified	289	9%
Saline	791	24%
Scrub/Shrub	434	13%
Total	3,282	100%

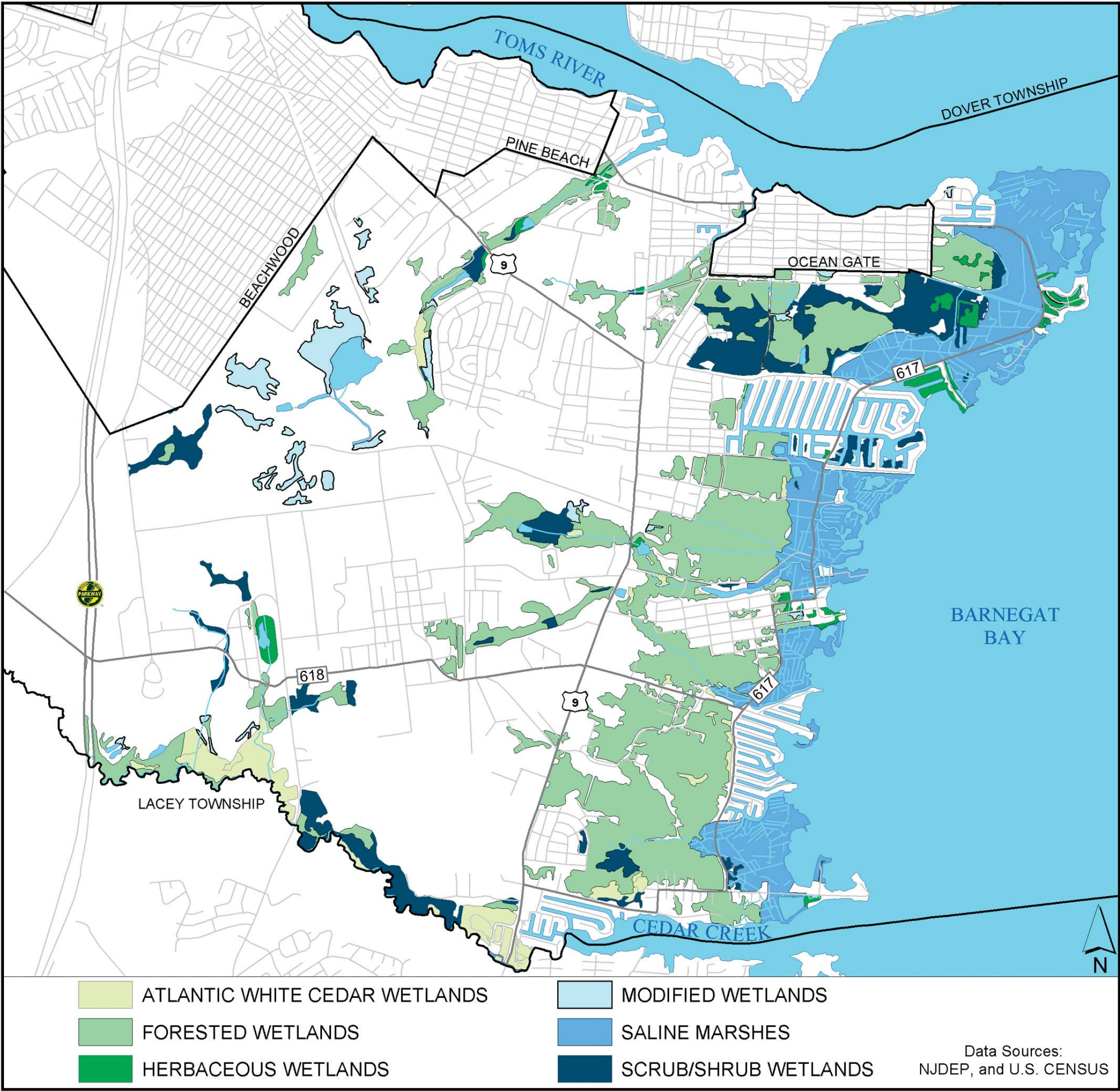
Wetlands are commonly referred to as swamps, marshes, or bogs. However, many wetlands in New Jersey are forested and do not fit the classic picture of a swamp or marsh. Previously misunderstood as wastelands, wetlands are now being recognized for their vital ecological and socioeconomic contributions.

Wetlands are an important aspect of the hydrologic and hydraulic characteristics of the Township -

- They support wildlife and distinct species of plant life by providing critical habitats for a major portion of the State's fish and wildlife, including endangered, commercial and recreational species.
- They act as a retention basin and provide natural flood control by soaking up runoff from heavy rains and snow melts.
- Wetlands control various types of water pollution. They protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
- Wetlands release stored floodwaters during droughts.
- Wetlands provide high quality open space for recreation.

The development of freshwater wetlands is regulated at both the state and federal level, and tidal wetlands are regulated at the federal level. The New Jersey Freshwater Wetlands Protection Act categorizes wetlands into three groups: exceptional value, intermediate value, and ordinary value, which determine the appropriate transition areas. Transition areas range from 50 to 150 feet.

(It should be noted that the exact location and delineation of wetlands is dependent upon a site-specific field investigation.)

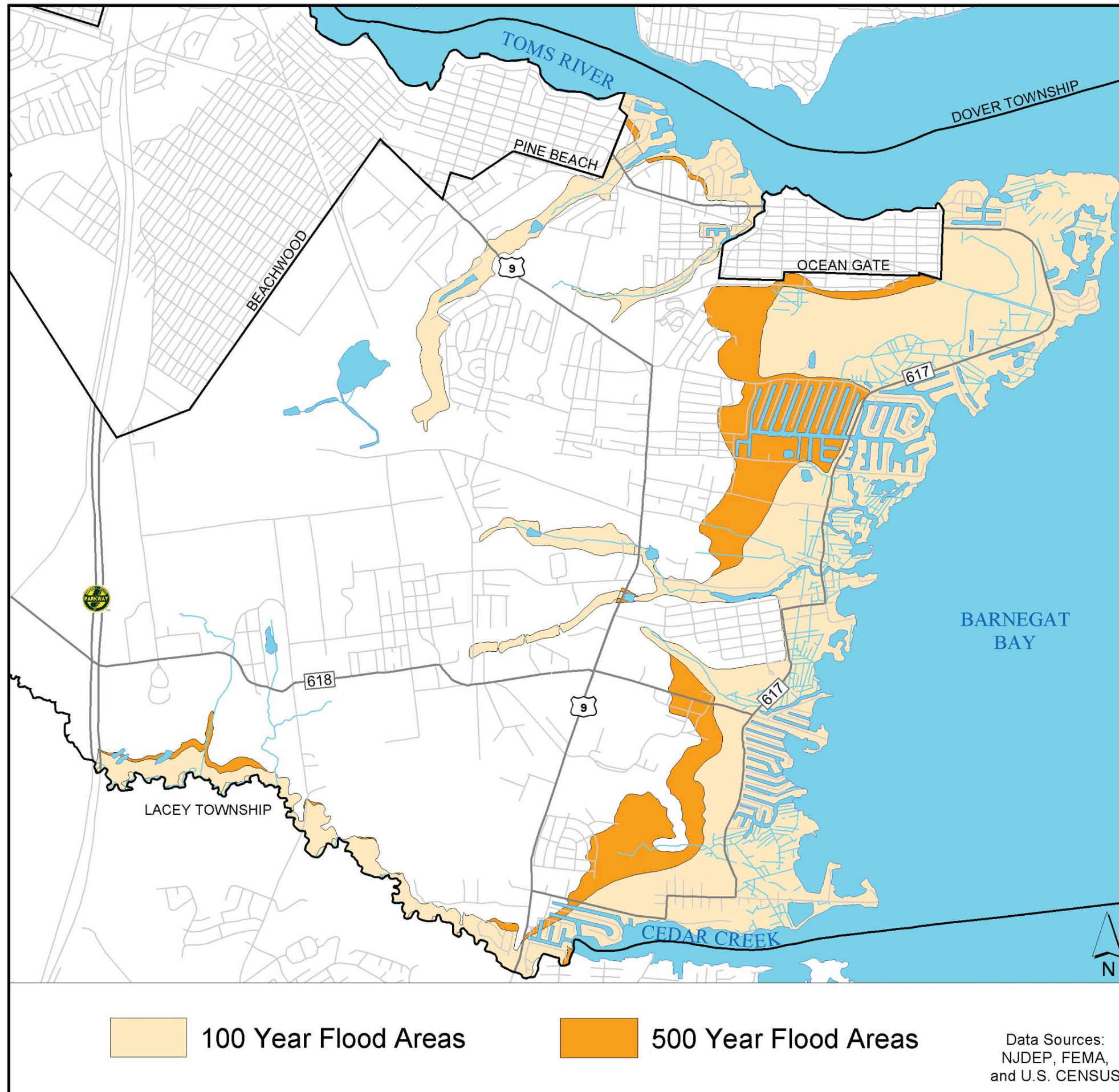


FLOOD HAZARD AREAS

Awareness of flood hazard area locations within the Eastern Mainland is essential. The delineation of flood hazard areas coupled with sensitivity to flood hazard regulations protects human life and health, minimizes the expenditure of public money, reduces the need for rescue and relief efforts and helps avoid prolonged business interruptions.

Thirty-four percent (34%) of the Eastern Mainland is covered by flood hazard areas. Flood hazard areas are concentrated adjacent to Barnegat Bay, the Toms River and along stream corridors (e.g. Cedar Creek, Mill Creek). Though residential development has occurred in recent years within some flood hazard areas, particularly new "lagoon lots" near Bayview Avenue, many flood prone areas along the bayfront and stream corridors remain undeveloped and are preserved open space.

Of the 3,440 acres containing flood hazard areas in the study area, approximately 80% are within the 100-year flood hazard area, with the remaining 20% located in the 500-year flood hazard area. The Federal Emergency Management Agency (FEMA) has evaluated most of the 100-year flood hazard area within the Eastern Mainland. In these areas, FEMA has established the elevation below which they consider the flood hazard is too severe to allow development. Isolated areas along stream corridors within the 100-year flood hazard area have not yet been evaluated by FEMA. Areas that are located within the 500-year flood hazard area are generally less prone to flood hazards, and have few or no restrictions on development by regulatory agencies.

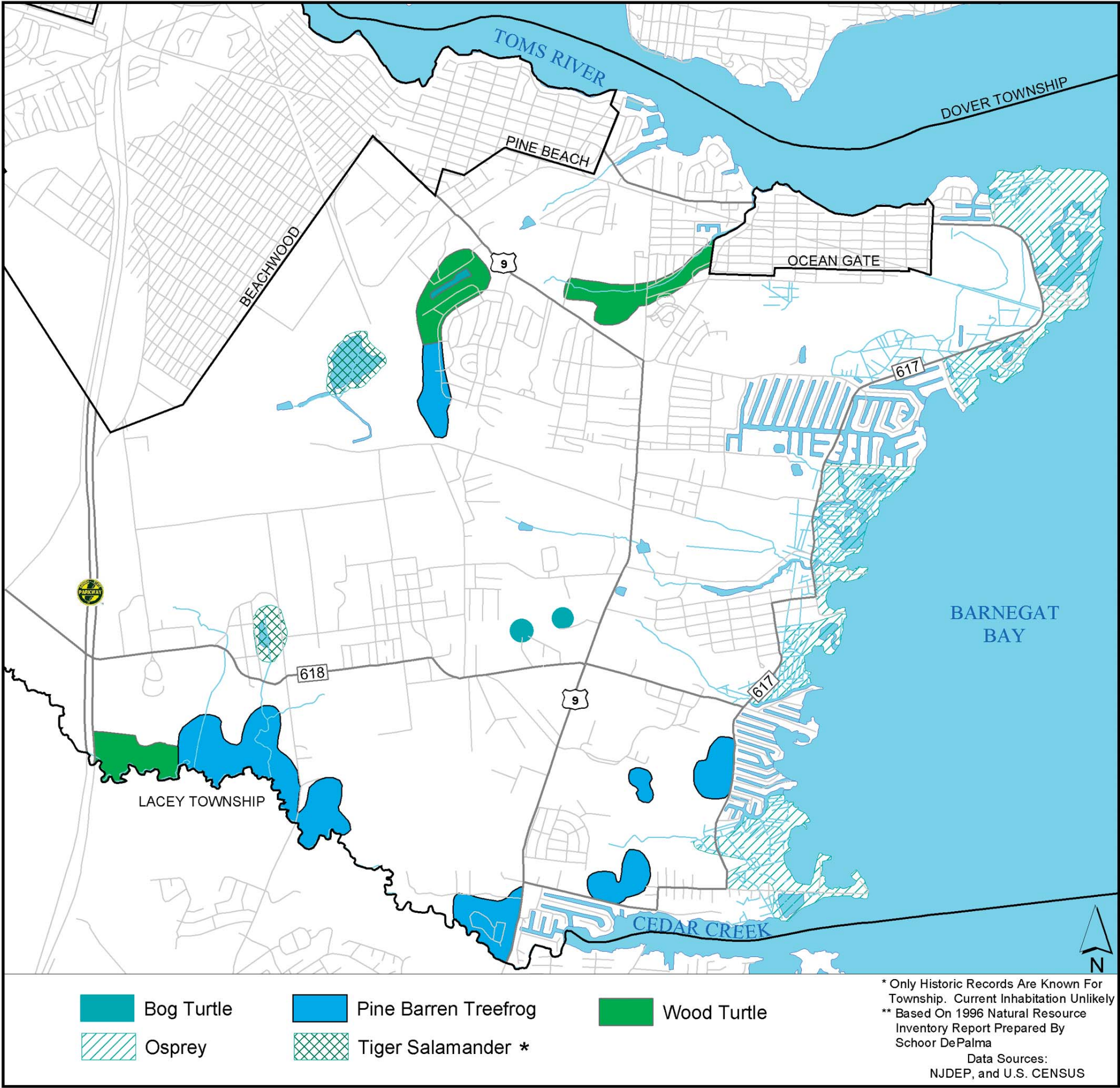


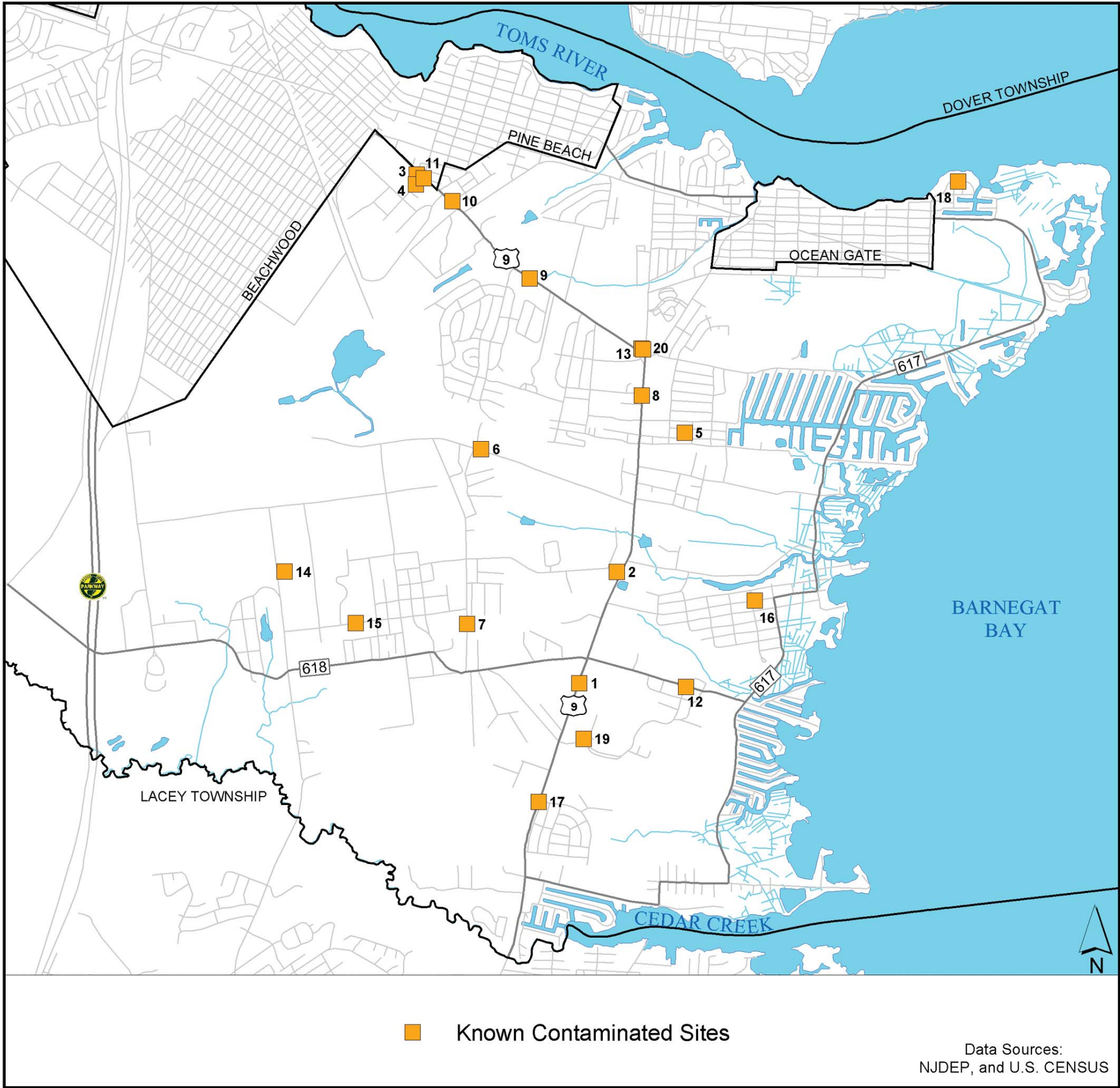
POTENTIAL HABITAT FOR ENDANGERED AND THREATENED SPECIES

Though significant portions of the Eastern Mainland have been developed, isolated pockets of undisturbed natural areas still remain that may serve as suitable habitats for endangered or threatened species. "Endangered" species are those whose prospects for survival in New Jersey are in immediate danger because of a loss or change in habitat, over-exploitation, predation, competition, disease, disturbance or contamination, and where assistance is needed to prevent future extinction. "Threatened" species are those who may become endangered if conditions surrounding them begin to or continue to deteriorate.

The Township's 1996 Natural Resource Inventory identifies potential habitats in the Eastern Mainland for the following five endangered or threatened species:

- **Bog Turtle** - Bog Turtles are small turtles that seldom grow larger than four inches in length. These amphibians may be present in isolated habitats near the Mill Creek and in wetland areas in the Pinewald neighborhood.
- **Wood Turtle** - The wood turtle is an amphibian that is typically 5 to 9 inches long. Potential habitats for the Wood Turtle are found in woodland areas adjacent to the Cedar Creek, and may connect to westerly habitats within the Pine Barrens.
- **Pine Barrens Tree Frog** - This treefrog is between 2.8 to 4.4 centimeters long. It may be found in woodland areas adjacent to the Cedar Creek, the Mill Creek and in isolated areas between Route 9 and the Barnegat Bay. The most critical habitat requirements of this species concerns water quality.
- **Tiger Salamander** - Records of the Tiger Salamander in Berkeley Township are historic, and no current breeding populations are known for northern Ocean County. Two areas that may be suitable habitats for Tiger Salamanders include isolated manmade water bodies located between the Garden State Parkway and the railroad right of way.
- **Osprey** - The Osprey is a fairly large hawk reaching 21-24 inches in length. Potential habitats for the Osprey are fragmented, and are located near open water, in tidal marshes and man-made structures along the Barnegat Bay between the Toms River and the Cedar Creek.





KNOWN CONTAMINATED SITES

The Eastern Mainland contains 21 sites that are identified in the Known Contaminated Sites in New Jersey list (KCSL) maintained by the NJDEP. This statewide environmental database is a simple listing of sites where contamination of soil and/or ground water is confirmed and remedial activities are underway or required. Sites with completed remedial work that require engineering and/or institutional controls have reporting measures in place to ensure the effectiveness of past actions, and some include maintenance and/or monitoring. The KCSL is intended to be used as a "pointer system" and therefore does not provide details about each site's history and/or environmental issues. Further information must be obtained to ascertain the extent and severity of contamination at a specific site.

The Eastern Mainland contains one site listed as an active Federal Superfund site, Denzer & Schafer X-Ray located at 186 Hickory Lane. Six sites in the Eastern Mainland are currently managed by the NJDEP's Division of Publicly Funded Site Remediation (DPFSR), which investigates and cleans up high priority contaminated sites where the parties responsible for the contamination are unknown, or are unwilling or unable to conduct the necessary remedial work using their own funds. Sites that fall under Superfund and the DPFSR are of a relatively higher concern and potentially pose a greater risk to public health and safety. They are highlighted in the table below.

MAP ID	NAME	STATUS	REMEDIAL LEVEL	PUBLIC FUNDING OF CLEANUPS
1	A KURNEL & SONS	ACTIVE	C2	\$450,000 (Corp. Bus. Tax)
2	BAYVILLE WILLIAM PENN	NFA	C2	No
3	EAGLE SPEED OIL	NFA-A	C2	No
4	SOUTH BRUNSWICK ASPHALT COMPANY	ACTIVE	C3	\$694,000 (Corp. Bus. Tax)
5	HARBORAGE AVE & DOCKAGE RD GRD WTR CONTAM	ACTIVE	C3	\$79,000 (Spill Fund)
6	DENZER & SCHAFER X RAY COMPANY	ACTIVE	C3	\$1.5 million (Superfund) \$556,000 (General State Fund)
7	WOODLAND MANUFACTURING COMPANY	ACTIVE	B	No
8	SHELL SERVICE STATION	ACTIVE	C2	No
9	SBA HYDRAULICS	PENDING	C2	No
10	HESS SERVICE STATION	ACTIVE	C2	No
11	ALL FOUR SEASON RENTAL CENTER	PENDING	C1	No
12	BUTLER BOULEVARD GROUND WATER CONTAM	ACTIVE	C3	No
13	BROOKS AVENUE GROUND WATER CONTAMINATION	ACTIVE	Not Available	\$93,000 (Spill Fund)
14	WESTERN BOULEVARD GRD WTR CONTAMINATION	ACTIVE	C3	\$10,000 (Spill Fund)
15	317 CENTRAL BOULEVARD	ACTIVE	C1	No
16	615 BAY BLVD	ACTIVE	C1	No
17	GULF STATION	ACTIVE	C2	No
18	7 SEABRIGHT AVENUE	ACTIVE	C2	No
19	78 CHARLES STREET	ACTIVE	C2	No
20	BAYVILLE RUSSO GAS	ACTIVE	Not Available	No
*	PRINCESS LAUNDROMAT & DRY CLEANING	ACTIVE	Not Available	No

2. POPULATION CHARACTERISTICS

POPULATION GROWTH AND DENSITY

Growth Trends

The Census 2000 Berkeley Township population of 39,991 persons is nearly a ten-fold increase over the 1960 population of 4,272 persons. The decennial population growth rates were extremely high between 1960 and 1990 where the population almost tripled during the 1970s with a percent increase of nearly 200%. This is when the majority of the senior communities were constructed. In 2000, the Eastern Mainland accounted for 44% of the total population in Berkeley Township with 17,631 persons. In 1990, the Eastern Mainland accounted for 40% of the total population with 15,078 persons.

The overall population growth rate in Berkeley Township dropped considerably to only a 7.2% increase during the 1990's. This slow growth rate was less than half that experienced in neighboring Lacey and Dover townships. The Eastern Mainland, on the other hand, experienced a population growth rate (16.9%) that was more consistent with Dover Township (17.5%) and Ocean County (17.9%).

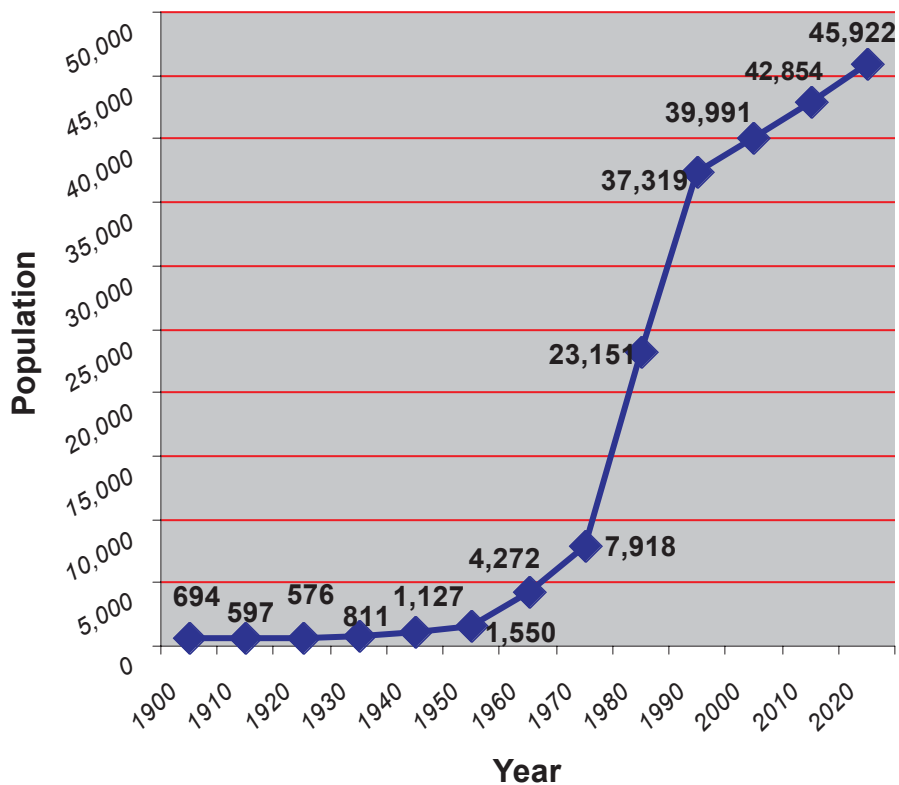
Assuming that Berkeley grows at the same rate as during the 1990's, it is expected that the Township will reach almost 46,000 persons by the year 2020. However, with minimal opportunities for development in Berkeley Township outside of the Eastern Mainland, the Eastern Mainland is where the majority of population growth would presumably be accommodated. Recent trends indicate that the Eastern Mainland population could be in excess of 23,000 persons by the year 2020, potentially surpassing 50% of the township's total population.

Density

Population density in the Eastern Mainland reached 912 persons per square mile (PPSM) in 2000 compared to 780 PPSM in 1990. Berkeley Township and Ocean County had comparable densities in 2000 with 932 PPSM and 803 PPSM, respectively. New Jersey was slightly more densely populated in 2000 with 1,134 PPSM. Dover Township, had 2,190 PPSM, almost two and a half times the density in the Eastern Mainland.

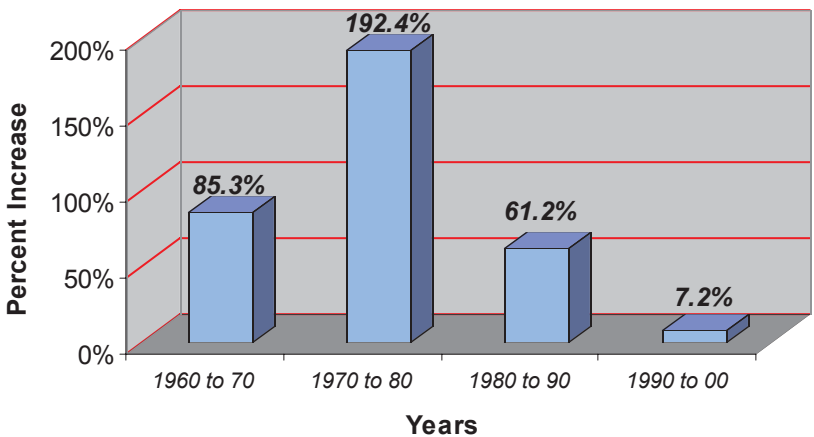
Population Growth in Berkeley Township

(1900-2000, US Census; Projections to 2020)



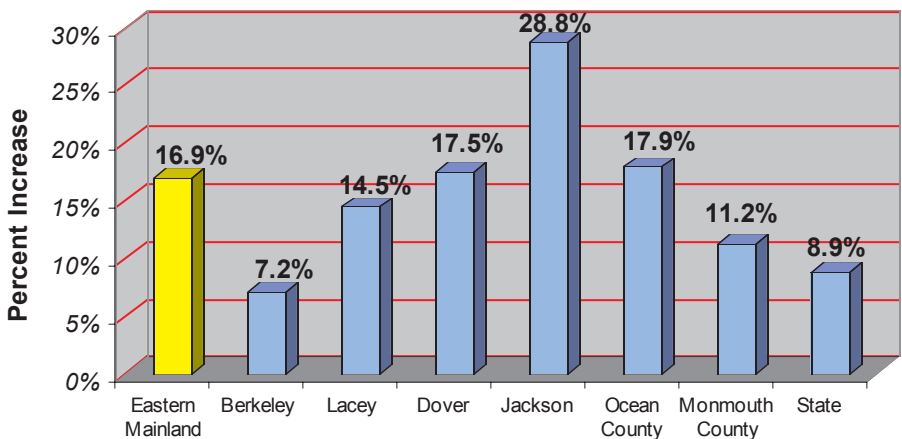
Historical Population Growth Rates

Berkeley Township 1960 to 2000



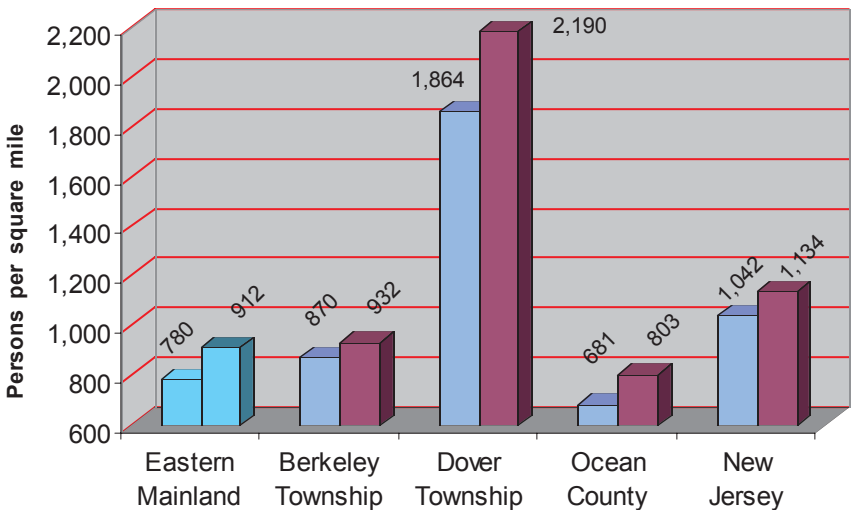
Comparative Population Growth Rates

(1990-2000, US Census)



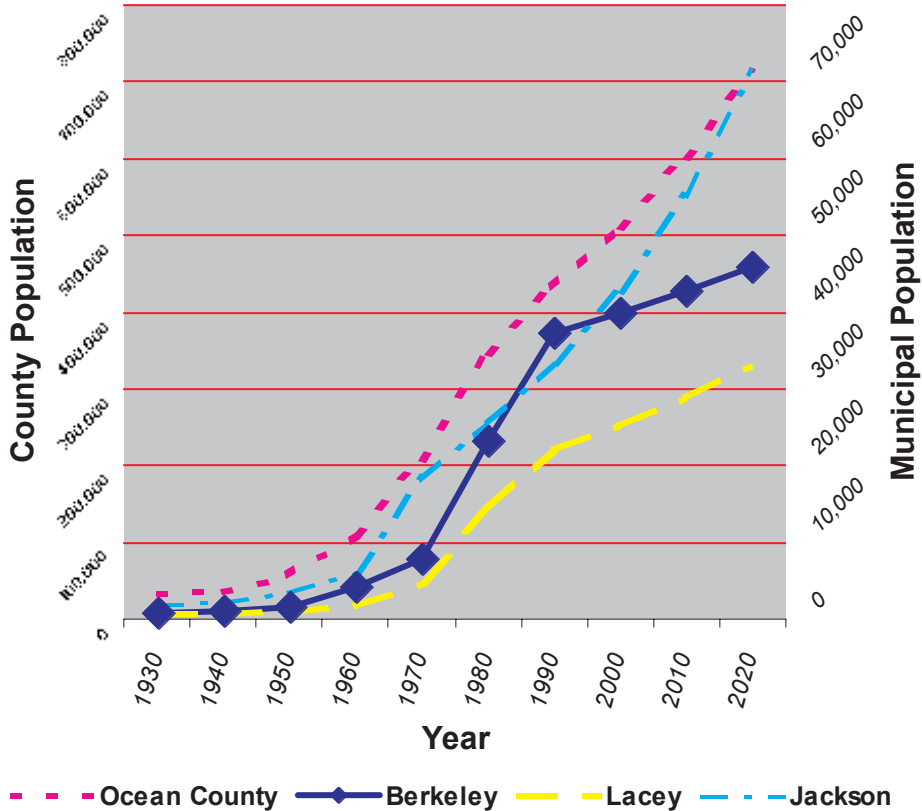
Comparative Population Density

1990 2000

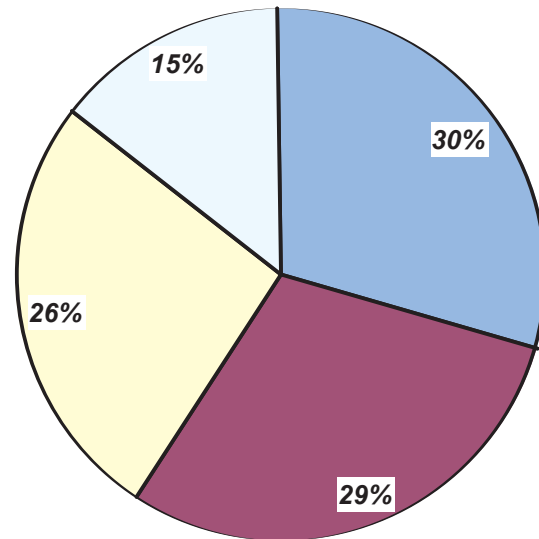


Comparative Population Growth

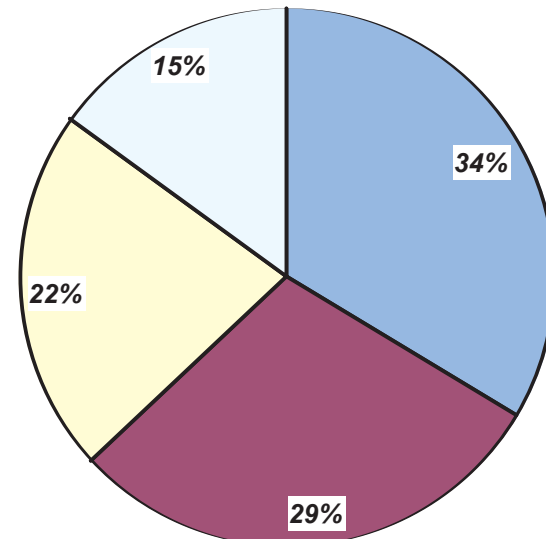
(1930-2000 US Census; Projections to 2020)



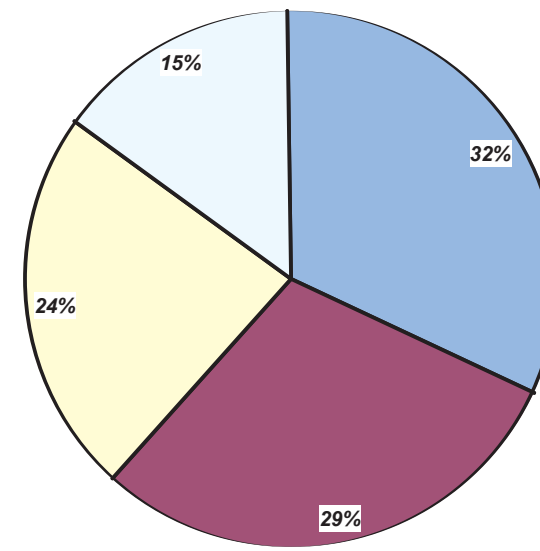
Eastern Mainland East of Route 9
Median Age --- 40.0 years old



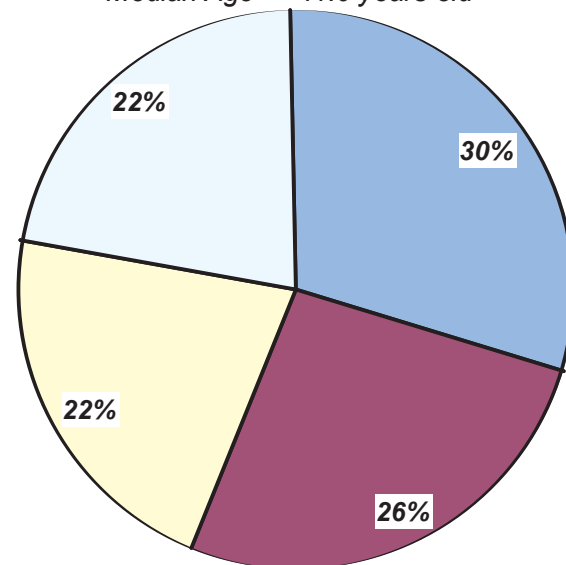
Eastern Mainland West of Route 9
Median Age --- 38.0 years old



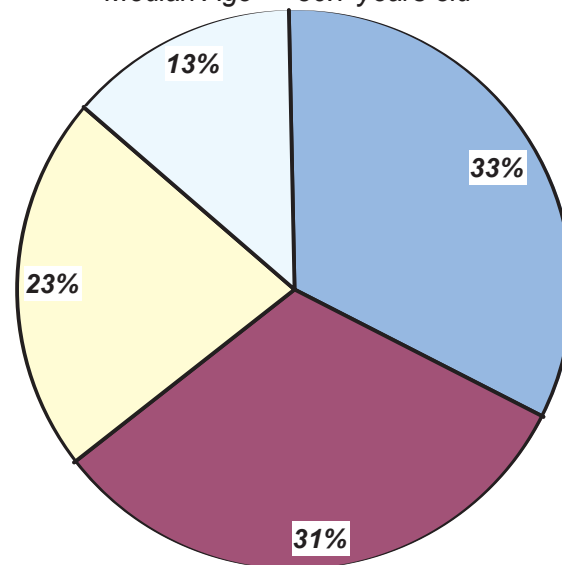
Eastern Mainland
Median Age --- 38.6 years old



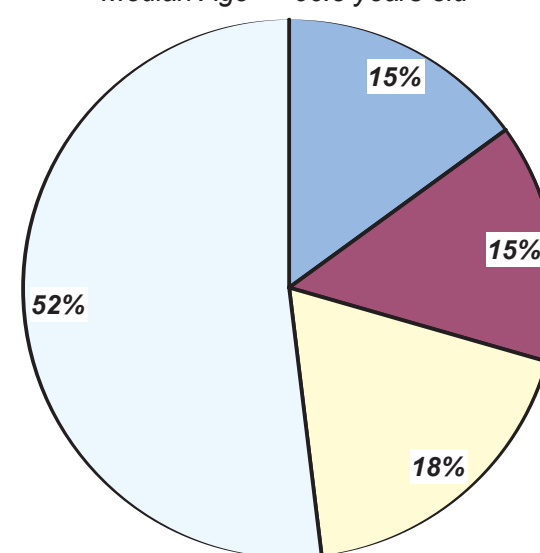
Ocean County
Median Age --- 41.0 years old



State of New Jersey
Median Age --- 36.7 years old



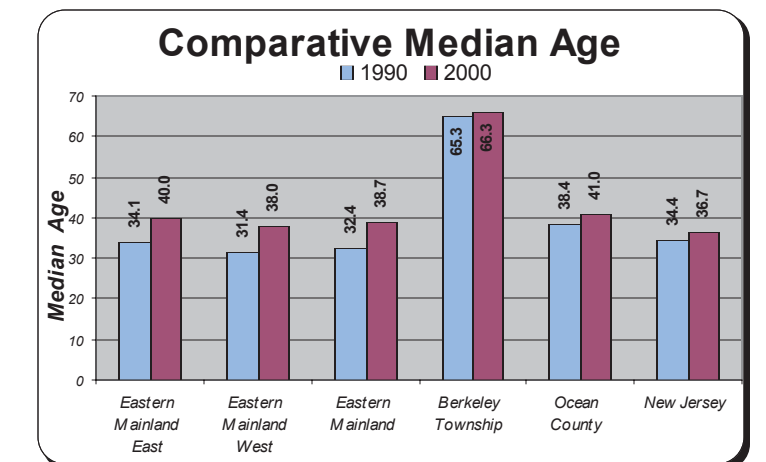
Berkeley Township
Median Age --- 66.3 years old



AGE COHORTS



The age of the population was analyzed for six geographic areas -- Berkeley Township, Ocean County, New Jersey, Eastern Mainland, Parkway to Route 9, and Route 9 to Barnegat Bay.



For all geographic regions, the median age increased at a steady rate during the 1990s, consistent with the national trend of an aging population.

With the prevalence of senior communities west of the Parkway, it is no surprise that the median age in Berkeley Township overall was 66.3 years in year 2000, far above the median age for both the state and county. Berkeley Township seniors accounted for 52% of the total population with 20,806 persons. Approximately 18,000 of those seniors, however, resided west of the Parkway compared to the roughly 2,800 seniors residing on the barrier island and in the Eastern Mainland combined.

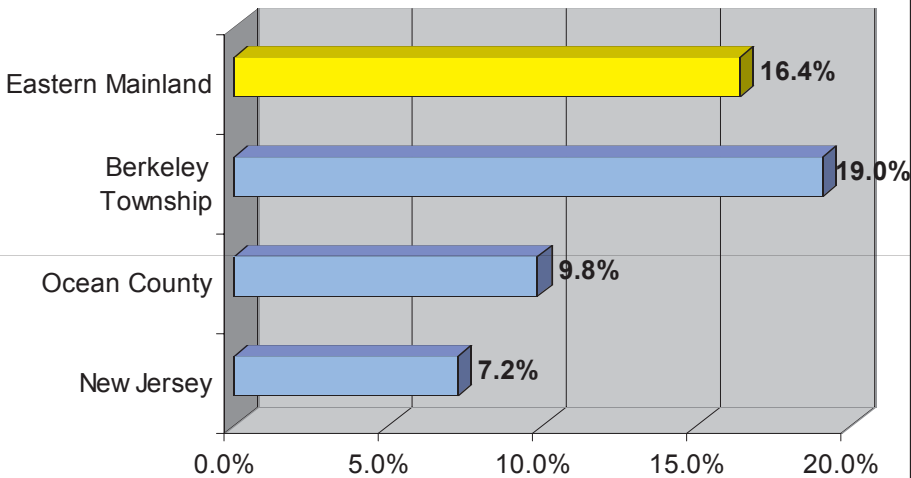
As seen in the pie charts, the age distribution of the population in the Eastern Mainland is more similar to the state and the county. The Eastern Mainland median age in 2000 (38.7) fell between New Jersey's (36.7) and Ocean County's (41.0).

There was a slight variation in the age composition and median age within the Eastern Mainland itself in 2000. The Eastern Mainland east of Route 9 had a higher median age than found west of Route 9, 40 years old versus 38 years old. West of Route 9 was a relatively younger population due to a larger presence of people less than 25 years old- possibly indicating a higher proportion of school-aged children.

RESIDENT INCOME

Per Capita Income Growth Rates

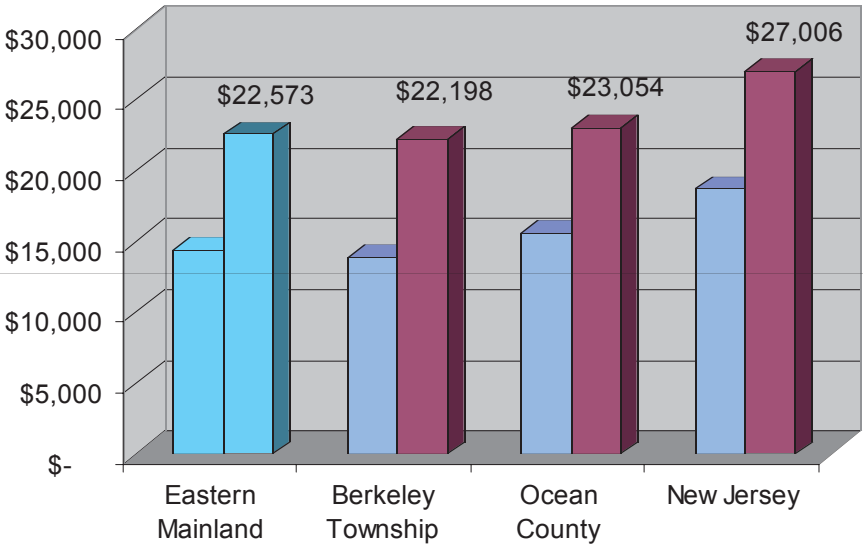
(1989-1999; adjusted for inflation)



Per Capita Income

(not adjusted for inflation)

1989 1999

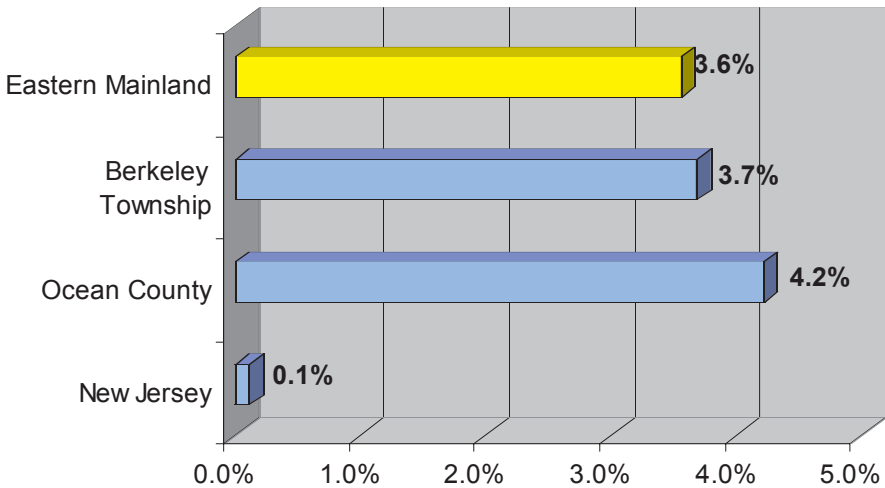


Eastern Mainland residents of Berkeley Township have earned slightly more money, on a per capita basis, than the township as a whole. From 1989 to 1999 the per capita income in the Eastern Mainland increased by \$8,158 to \$22,573 annually. After adjusting income for inflation, the per capita income in the Eastern Mainland grew at a slower rate (16.4%) than the Township (19.0%). Per capita income in New Jersey and Ocean County outpaced inflation but both increased at a rate that was much lower than in Berkeley Township.

Per Capita Annual Income	1989	1999
Eastern Mainland	\$14,415	\$22,573
Berkeley Township	\$13,854	\$22,198
Ocean County	\$15,598	\$23,054
New Jersey	\$18,714	\$27,006

Median Household Income Growth Rates

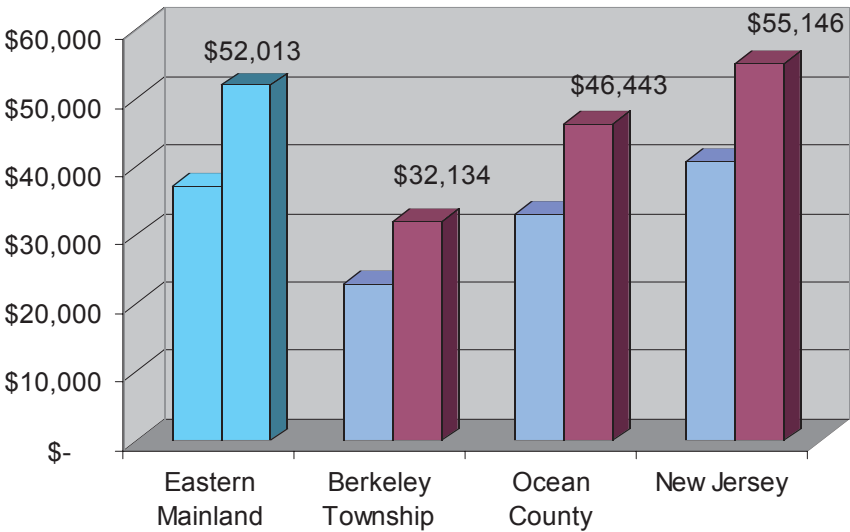
(1989-1999; adjusted for inflation)



Median Household Income

(not adjusted for inflation)

1989 1999

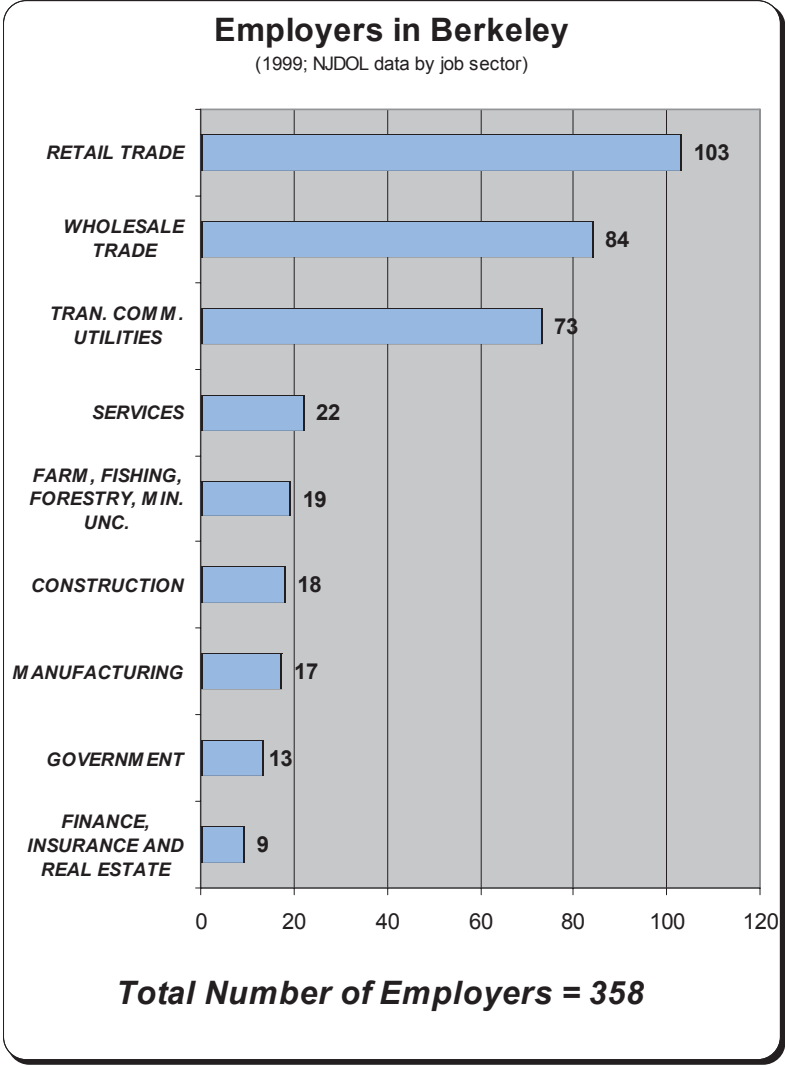


From 1989 to 1999 the median household income in the Eastern Mainland increased by \$14,695 to \$52,013 annually, which is \$5,570 per year more than Ocean County households and \$19,789 above the township-wide figure. After adjusting income for inflation, the Eastern Mainland per capita income grew at a slower rate (3.6%) than the Township (3.7%) or Ocean County (4.2%). The median household income in New Jersey barely kept up with inflation with an income adjusted increase of only 0.1% over the same ten-year period.

Median Annual Household Income	1989	1999
Eastern Mainland	\$37,318	\$52,013
Berkeley Township	\$23,028	\$32,134
Ocean County	\$33,110	\$46,443
New Jersey	\$40,927	\$55,146

At place employment

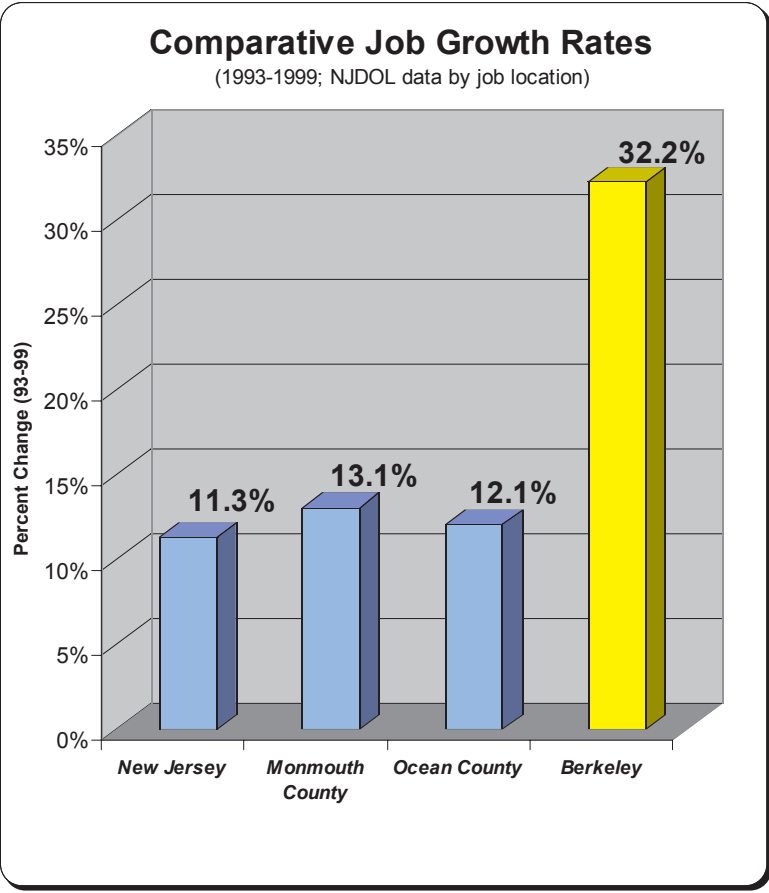
In 1999, retailers accounted for the most jobs in Berkeley Township providing 847 jobs in 103 places of employment. Retail trade jobs ranked second only to government jobs; however, retail jobs were at the bottom of the salary scale with an average annual salary of less than \$15,000 compared to the \$40,038 average annual salary for government jobs.



BERKELY TOWNSHIP JOBS, by job sector	1993	1996	1999	Change (93-96)
Farm, Fishing, Forestry, Min. Unc.	98	105	70	-28
Construction	204	187	177	-27
Manufacturing	132	149	166	34
Tran. Comm. Utilities	151	71	100	-51
Wholesale Trade	96	152	208	112
Retail Trade	901	941	847	-54
Finance, Insurance & Real Estate	146	126	125	-21
Services	638	786	841	203
Government	343	606	1,049	706
Total	2,710	3,123	3,583	873

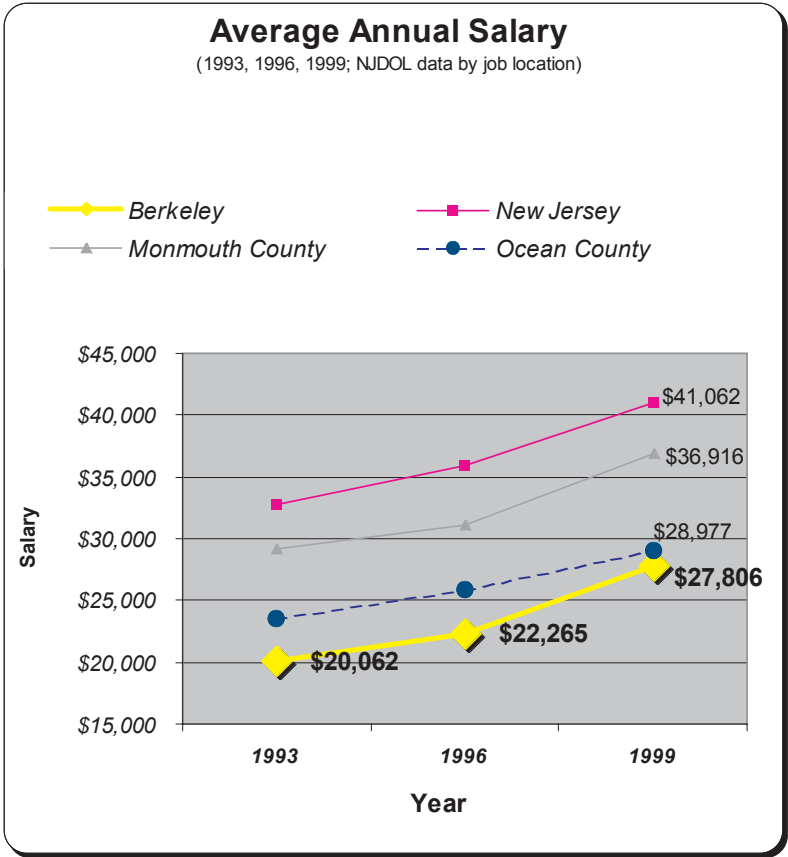
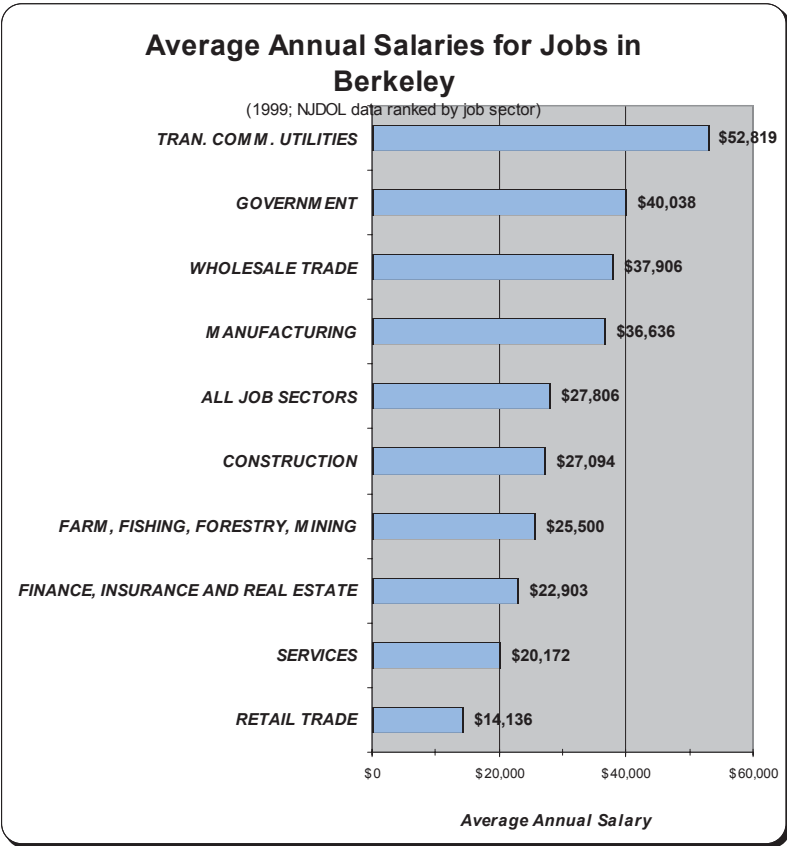
The government sector in Berkeley Township (municipal, county, state and public school jobs) had the most employees in 1999 with 1,049 jobs, an increase of 706 jobs and nine places of employment since 1993. Other notable job sector gains during this same period were in the wholesale trade sector (112 jobs) and in the service sector (203 jobs). Most other sectors realized modest losses during the same six year period.

Job growth has been strong in Berkeley Township, with a net increase of 873 jobs across all job sectors during the period between 1993 and 1999. Berkeley Township has significantly outpaced the rate of growth experienced in Ocean County, Monmouth County and New Jersey. The percent increase in the number of jobs located in Berkeley Township from 1993 to 1999 was nearly three times greater than the growth rate for the state---32.2% versus 11.3%.



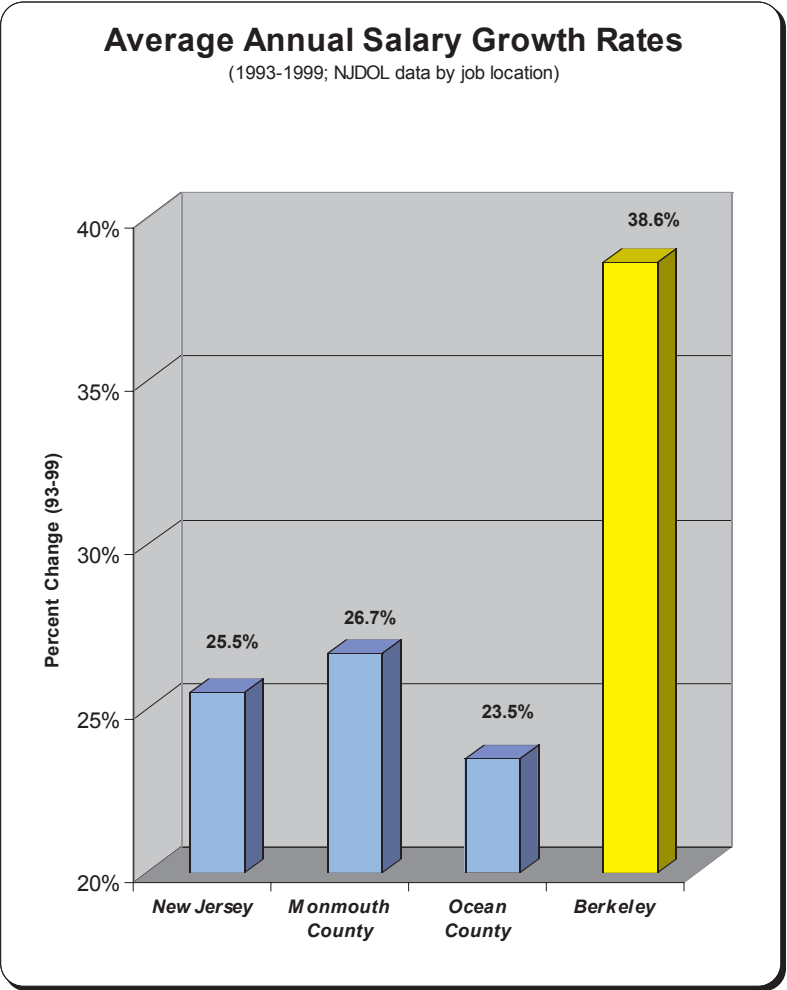
Salaries

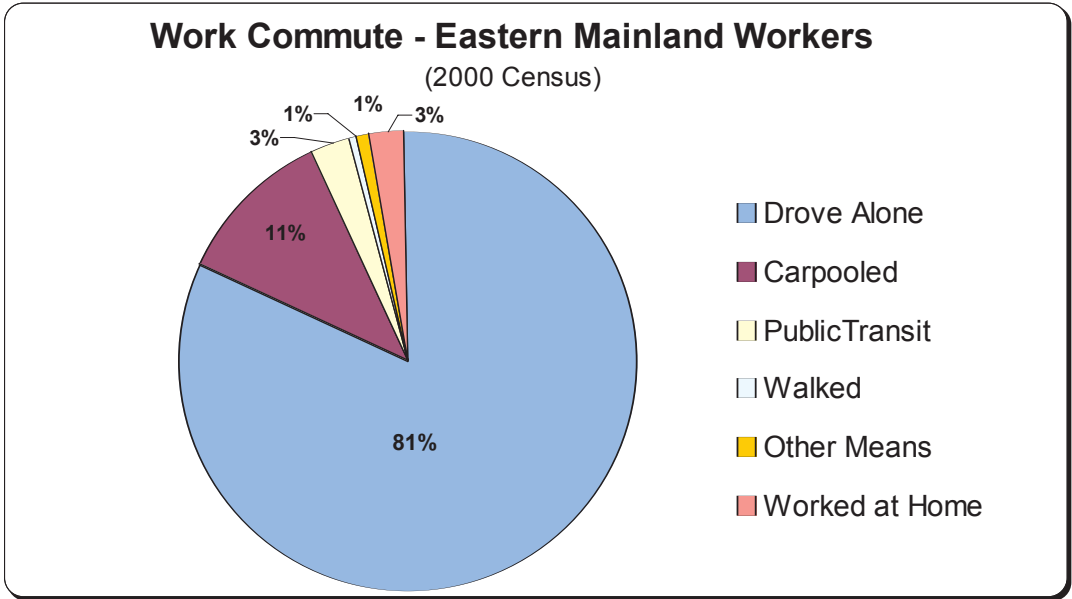
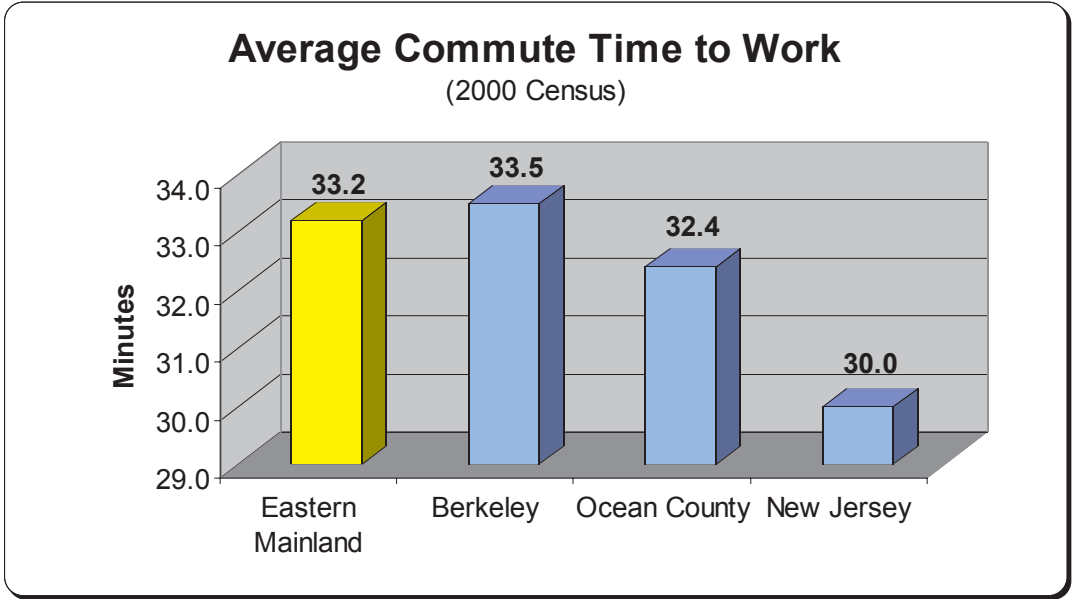
For jobs located in Berkeley Township, the job sector with the highest average salary in 1999 was transportation, communications and utilities with an average salary of almost \$53,000. Other higher-paid salaries in Berkeley Township fall into the sectors of manufacturing, government, and wholesale trade. Jobs found in the retail sales and services categories were clearly exhibiting the lowest paid average annual salaries. Jobs in retail trade were maintaining an average annual salary that was nearly half the overall average for all jobs.



Among all job sectors in 1999, the overall average annual salary for a job located in Berkeley Township was \$27,806, an increase of \$5,541 over the average salary of 1996 and an increase of \$7,744 from 1993. Historically, the average annual salary for jobs located in Berkeley Township has been slightly lower than the Ocean County figure. Monmouth County and New Jersey (statewide) have been consistently higher in terms of average annual salary.

On the positive side, the average annual salary for jobs located in Berkeley Township grew at a significantly higher rate than Ocean County, Monmouth County or New Jersey (statewide). If this trend continues, salaries in Berkeley Township may soon match Ocean County as a whole.





Commute Time To Work

In 2000, employed residents of the Eastern Mainland spent an average of 33.2 minutes per day commuting to work. This is a slightly lower average commute time than the Township as a whole (33.5 minutes).

Eastern Mainland workers spend more time commuting to work than the average Ocean County and New Jersey resident. The average New Jersey worker spends an average of three minutes less time commuting to work than a worker from the Eastern Mainland. It remains to be seen if the advent of the new Garden State Parkway interchange at Exit 77 will reduce overall commute time for residents of the area.

Mode of Transportation

Most residents of the Eastern Mainland use their personal vehicles to get to and from their place of work. Public transportation options are limited, as only one bus route services the area. The nearest commuter rail station is located in Bay Head, Monmouth County, which is a 40-minute/20-mile drive from the area. Park-and-ride facilities are available in the vicinity of the Eastern Mainland, and are utilized primarily by commuters wishing to travel to employment centers north of Ocean County. Peak-hour express bus service is provided to Manhattan by Academy Bus Lines from a facility in nearby Forked River. The Table below depicts the mode of transportation used by Eastern Mainland commuters:

Mode of Transportation	Number of Commuters
Drove Alone	6,776
Carpooled	910
Public Transit	224
Walked	46
Other Means	63
Worked at Home	213
Total Employed	8,232

A full 92% of Eastern Mainland workers use a personal motor vehicle to get to work, a majority (81%) drive alone to their place of employment, while 11% carpool. In 2000, 3% of workers used public transportation to get to work, which represents a slight increase over 1990 figures when only 1.8% of workers utilized public transportation. About 3% of employed persons work from home, and only a fraction (1%) of workers walk to work.

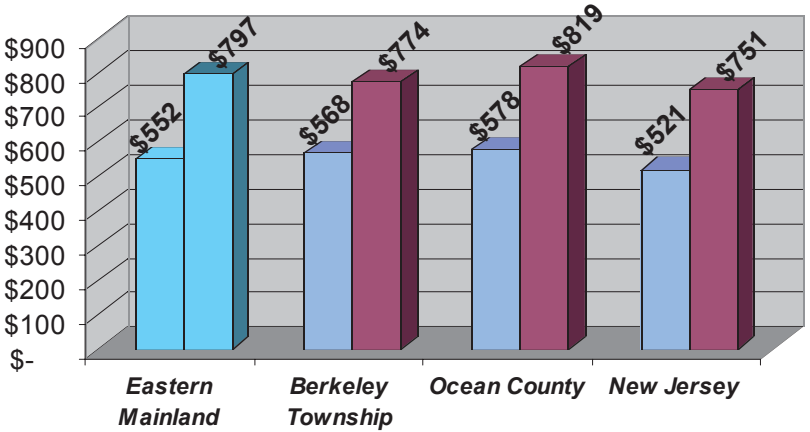
3. HOUSING

COSTS AND AFFORDABILITY

Median Contract Rent

(2000 Census; renter-occupied dwellings)

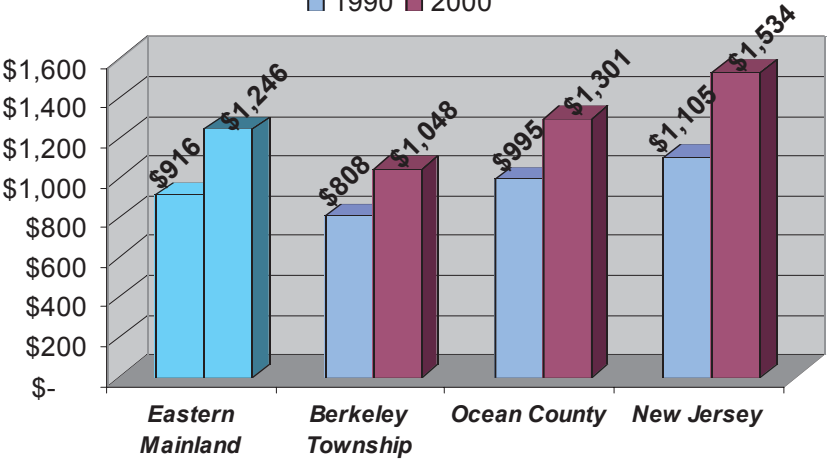
1990 2000



Median Monthly Owner Costs

(2000 Census; dwellings with a mortgage)

1990 2000

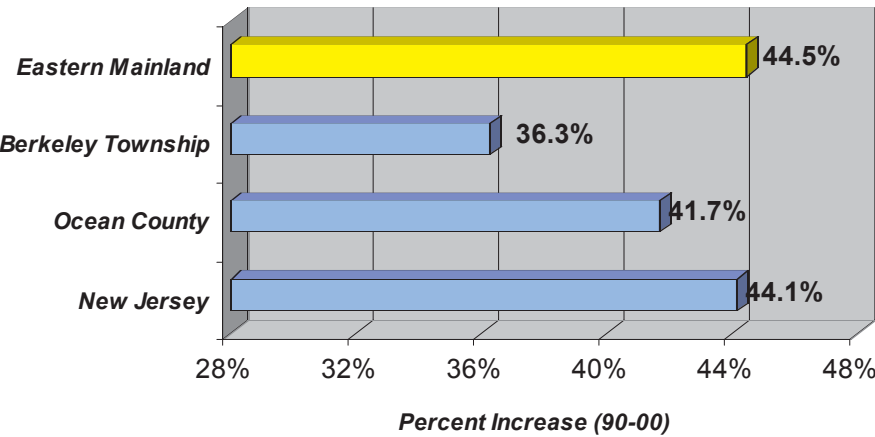


In 2000, the median rent in the Eastern Mainland was slightly more expensive than the township-wide median rent---\$797 per month versus \$774 per month. The median rents in Berkeley and within the Eastern Mainland were both higher than the statewide median rent but lower than the median rent for Ocean County.

In 2000, the median monthly owner costs (mortgage+property tax+insurance) within the Eastern Mainland were nearly \$200 higher than the township-wide median monthly owner costs---\$1,245 versus \$1,048. In 1990 the difference was only \$108 between Eastern Mainland and the township---\$808 versus \$915.

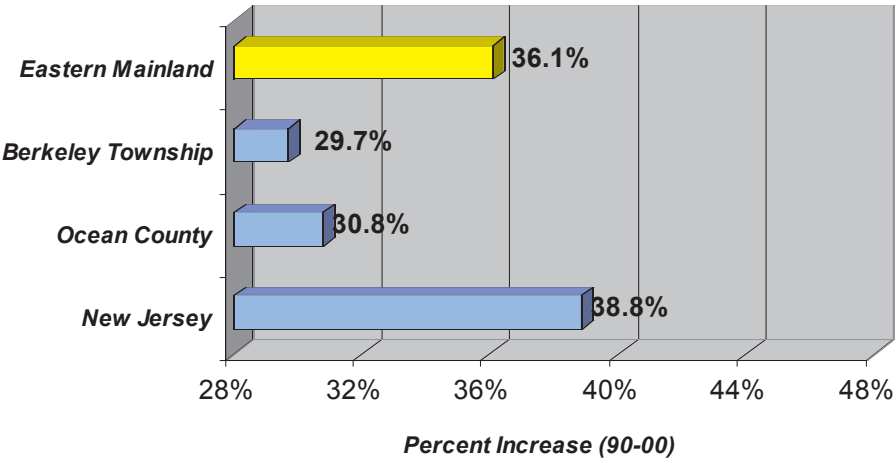
Median Contract Rent Growth Rates

(1990 & 2000 Census; renter-occupied dwellings)



Growth in Median Monthly Owner Costs

(1990 & 2000 Census; dwellings with a mortgage)

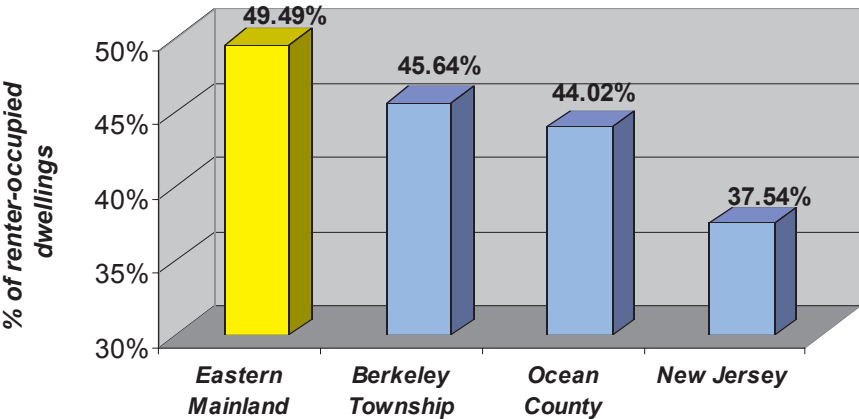


According to the 2000 Census, the median monthly costs for households with a mortgage in the Eastern Mainland, Berkeley Township and Ocean County were approximately one-and-one half times greater than median rents. This was substantially lower than the statewide differential between monthly owner costs and rental costs. Statewide median owner costs were more than double the median rent.

Between 1990 and 2000, for all geographic regions shown on the graph to the left, the percent increase in median rent outpaced the growth in owner costs. The Eastern Mainland median rent increase over this ten-year period was 44.5% compared to a 36.1% increase in monthly owner costs.

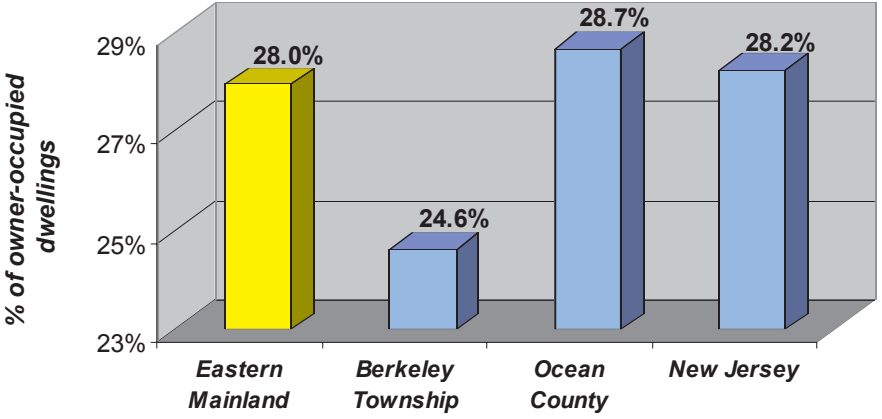
Rental Households Spending > 30% of Income on Housing Costs

(2000 Census)



Owner-occupied Households Spending > 30% of Income on Housing Costs

(2000 Census)

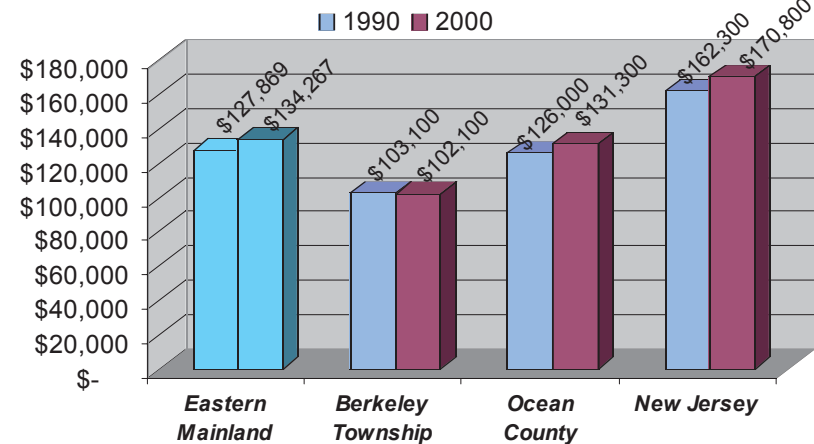


The two graphs to the left illustrate the proportion of households which are spending more than the ideal share of gross household income towards housing costs (more than 30% of gross income towards housing costs is generally understood to be housing strained). As reported in the 2000 Census, the Eastern Mainland was exhibiting a high incidence of housing-stressed households---which included almost 50% of the renters. The level of housing stress for owner-occupied households in the Eastern Mainland, at 28%, is consistent with Ocean County and statewide levels. It is apparent that Berkeley exhibits less housing stress on a township-wide basis. This suggests that housing is relatively more affordable west of the Garden State Parkway, especially for households that own their homes.

VALUES AND TENURE

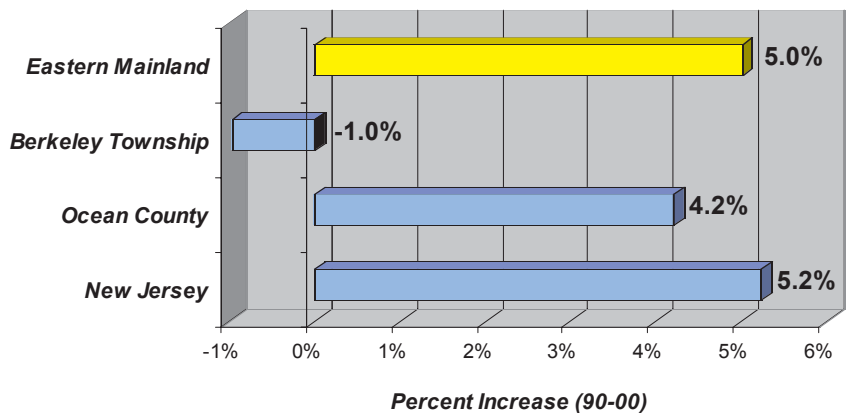
Median Housing Values

(2000 Census; owner-occupied dwellings)



Median Housing Value Growth Rates

(1990-2000 Census; owner-occupied dwellings)

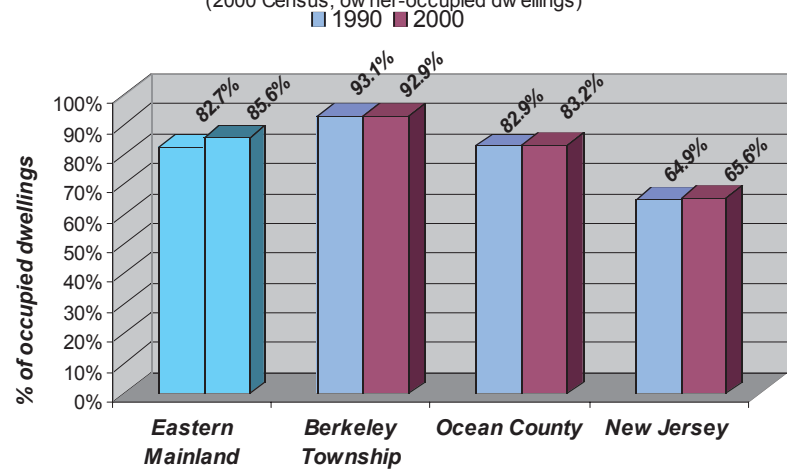


Housing values in the Eastern Mainland remained stable during the last decade, consistent with Ocean County and New Jersey. All had growth rates around 5% (1990 to 2000). The median housing value for all of Berkeley Township declined slightly during the 1990s with a median value drop of approximately 1%---\$103,000 in 1990 to \$102,100 in 2000.

Owner-occupancy has hovered above 90% in Berkeley Township as a whole while in the Eastern Mainland it has been at around 85%. Owner occupancy is significantly higher in Berkeley than in Ocean County or in New Jersey statewide.

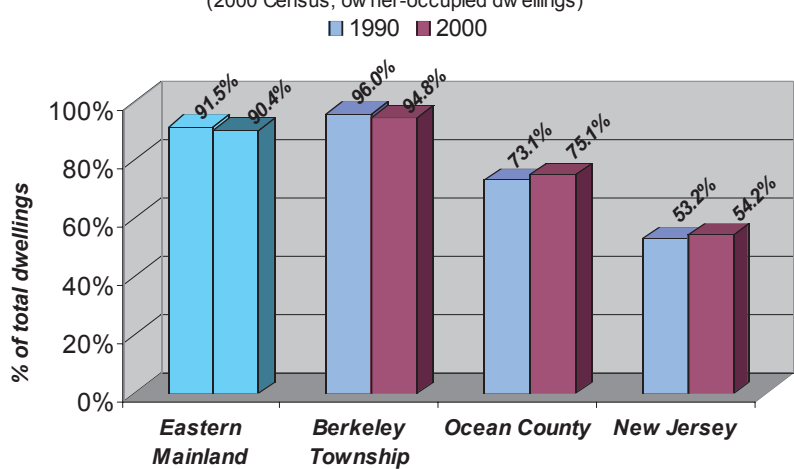
Owner Occupancy

(2000 Census; owner-occupied dwellings)



Detached Single-family Dwellings

(2000 Census; owner-occupied dwellings)

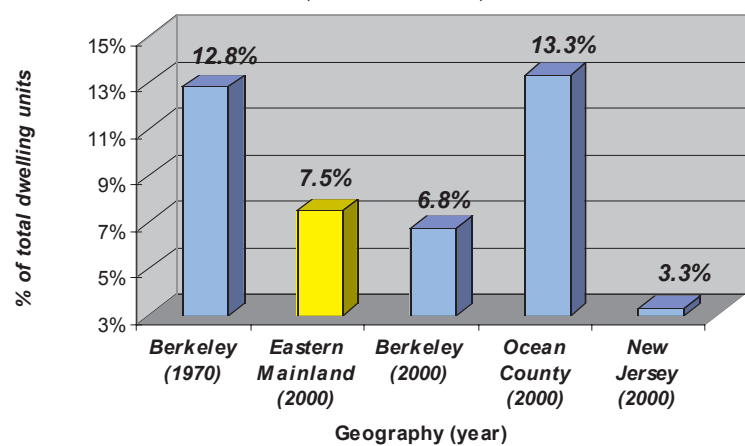


Detached single-family dwellings have been the predominant housing type in the Eastern Mainland accounting for 90% of the dwelling units. In 2000, the township-wide figure of 96% was notably higher than that of the Eastern Mainland (90.4%). Ocean County and New Jersey maintain lower percentages of detached dwelling units---75.1% and 54.2%, respectively.

Since 1970, seasonal housing has declined significantly as a proportion of the total housing stock in Berkeley -- from 12.8% to 6.8%. Although the Eastern Mainland had a slightly higher proportion of seasonal housing at 7.5%, it was much lower than Ocean County (13.3%) or South Seaside Park (62.4%).

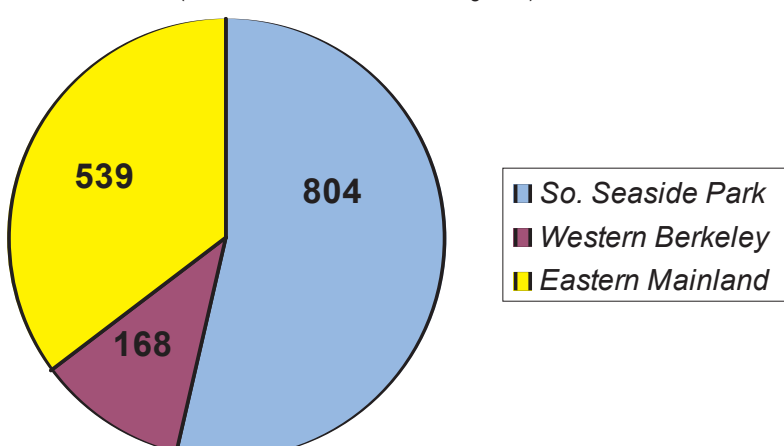
Seasonal Dwelling Units

(US Census Bureau)



Berkeley Township Seasonal Housing

(2000 Census; number of dwelling units)



	1990		2000		% Change 1990-2000	
	Berkeley	Eastern Mainland	Berkeley	Eastern Mainland	Berkeley	Eastern Mainland
TOTAL HOUSING UNITS	19,873	5,974	22,288	7,185	12%	20%
OCCUPANCY AND TENURE						
Occupied housing units	17,614	5,008	19,828	6,316	13%	26%
Owner occupied	16,406	4,142	18,423	5,408	12%	31%
Renter occupied	1,208	866	1,405	908	16%	5%
Vacant housing units	2,259	966	2,460	869	9%	-10%
For seasonal, recreational, or occasional use	1,247	576	1,511	539	21%	-6%

4. INFRASTRUCTURE

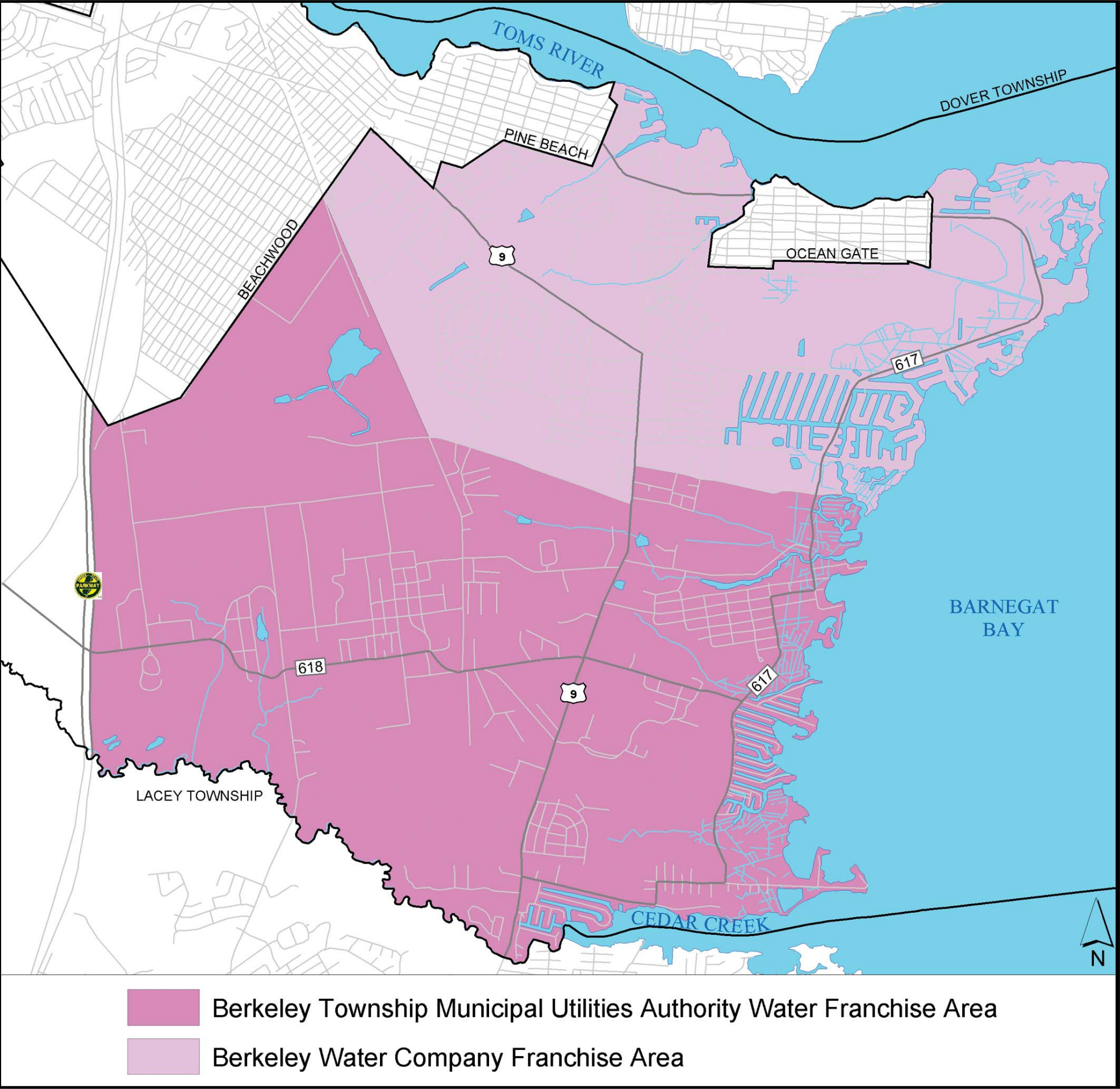
POTABLE WATER

Nearly all of the Eastern Mainland's developed areas are provided with public water distribution and supply systems. Developed and undeveloped areas not currently provided with public water service have reasonable accessibility to existing or planned public water infrastructure. Developed areas that are not currently serviced by public water rely on individually operated wells for potable water.

Water Franchise - There are two entities that provide potable water in the Eastern Mainland:

- In 1988, Berkeley Township created a Municipal Utilities Authority (MUA). The MUA provides public water service to areas south of Hickory Lane, south and west of the railroad right of way, and most areas south of Sloop Creek Road.
- The Berkeley Water Company (BWC), a private entity, provides public water service to the remainder of the Eastern Mainland. The BWC also serves the Bel Aire Park neighborhood near the Lacey Township border.

Expansion Plans and Capacity - Public water infrastructure has gradually been extended to targeted, developed areas in the Eastern Mainland to replace individual well systems. A notable expansion project involves the partnering of the MUA with the United States Department of Agriculture (USDA) to complete water main improvements in the Pinewald neighborhood. The multi-phased project has received grant and loan backing from the federal government under the Rural Utilities Service program. Water main improvements associated with this project are underway in the Central Boulevard area. A 1989 Water Supply Master Plan for Berkeley Township determined saturation development in the MUA's entire service area to be approximately 7800 units. According to the US Census Bureau, the MUA franchise area contained 3,186 dwelling units in 2000.

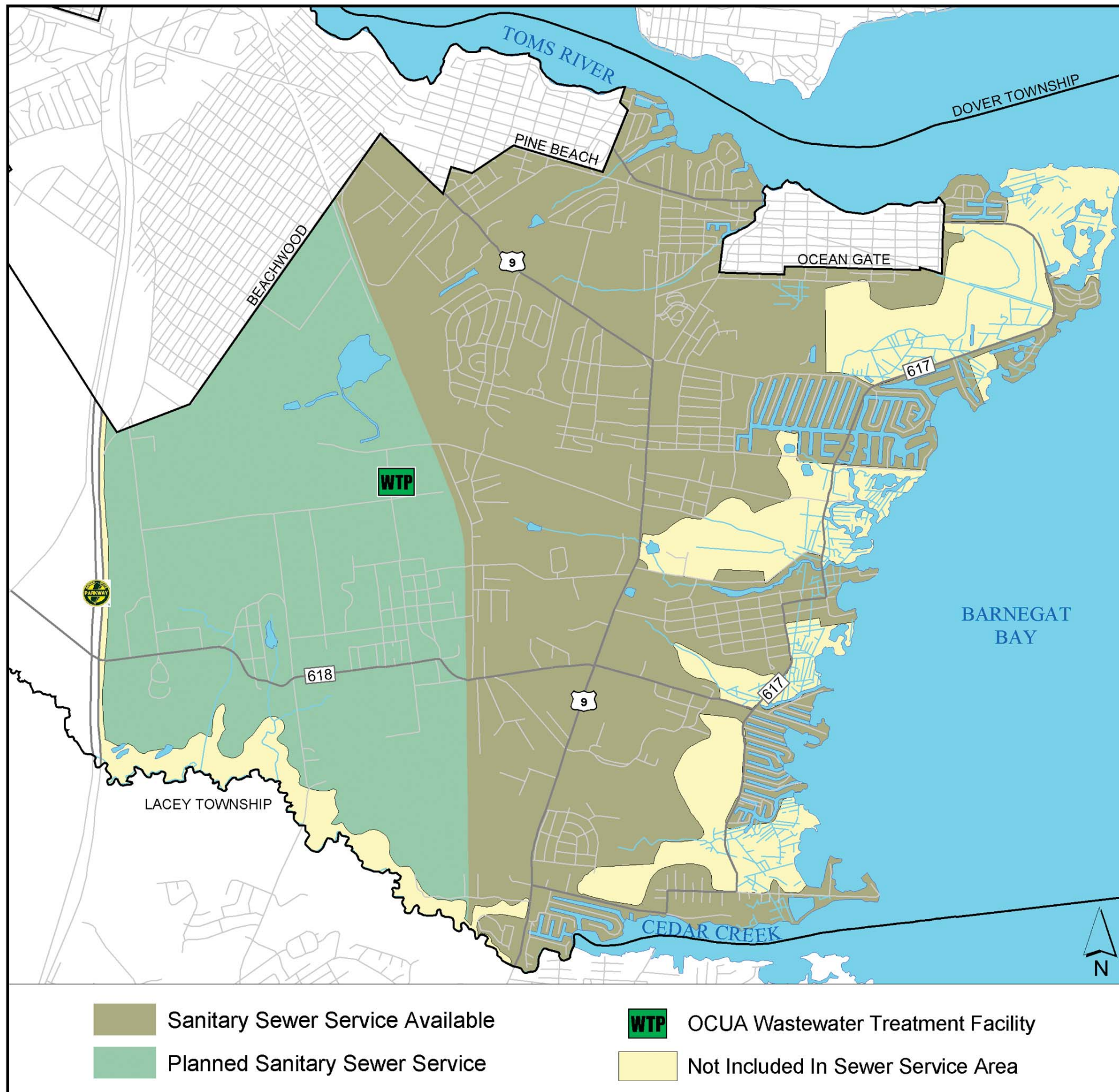


SANITARY SEWERAGE

Sewer Service Area - The majority of the Eastern Mainland is within an approved Sewer Service Area. Areas not within a Sewer Service Area are isolated, and are mostly located near Barnegat Bay and Cedar Creek. These areas are either preserved open-space or severely encumbered by wetlands.

Sanitary Sewer Facilities - Sanitary sewer service is provided by the Berkeley Township Sewerage Authority (BTSA). Most areas east of the railroad right-of-way are presently provided with sanitary sewer service, or have reasonable accessibility to sanitary sewer infrastructure. Areas situated west of the railroad right-of-way are for the most part not presently serviced (although they are included in the Sewer Service Area). The BTSA has the capacity to extend sanitary sewer service to developed lots currently served by septic systems (particularly in the Pinewald area), and has been identifying and locating streets and/or individual lots throughout the Eastern Mainland that lack sanitary sewer service.

Wastewater Treatment - The Ocean County Utilities Authority (OCUA) operates a regional wastewater reclamation system serving a total of thirty-six (36) municipalities in Ocean and Monmouth Counties, including Berkeley Township. One of the OCUA's key treatment facilities, the Central Water Pollution Control Facility, operates at the northern section of the Pinewald neighborhood. This facility treats a combination of domestic, light industrial and commercial wastewaters, as well as septage generated from within the OCUA service area. The facility has a rated capacity of 28 million gallons per day and is seeking rerating to 32 million gallons per day. Treated effluent is discharged into the Atlantic Ocean approximately one mile offshore.



TRANSPORTATION

Principal Circulation Routes - Primary north-south automotive circulation routes in the Eastern Mainland area of the Township include: Route 9, Bayview Avenue (County Route 617), Western Boulevard, and Grand Central Parkway. The only primary east-west automotive circulation route is Route 618 (a.k.a. Forest Hill Parkway, Veterans Blvd., Central Parkway and Butler Boulevard).

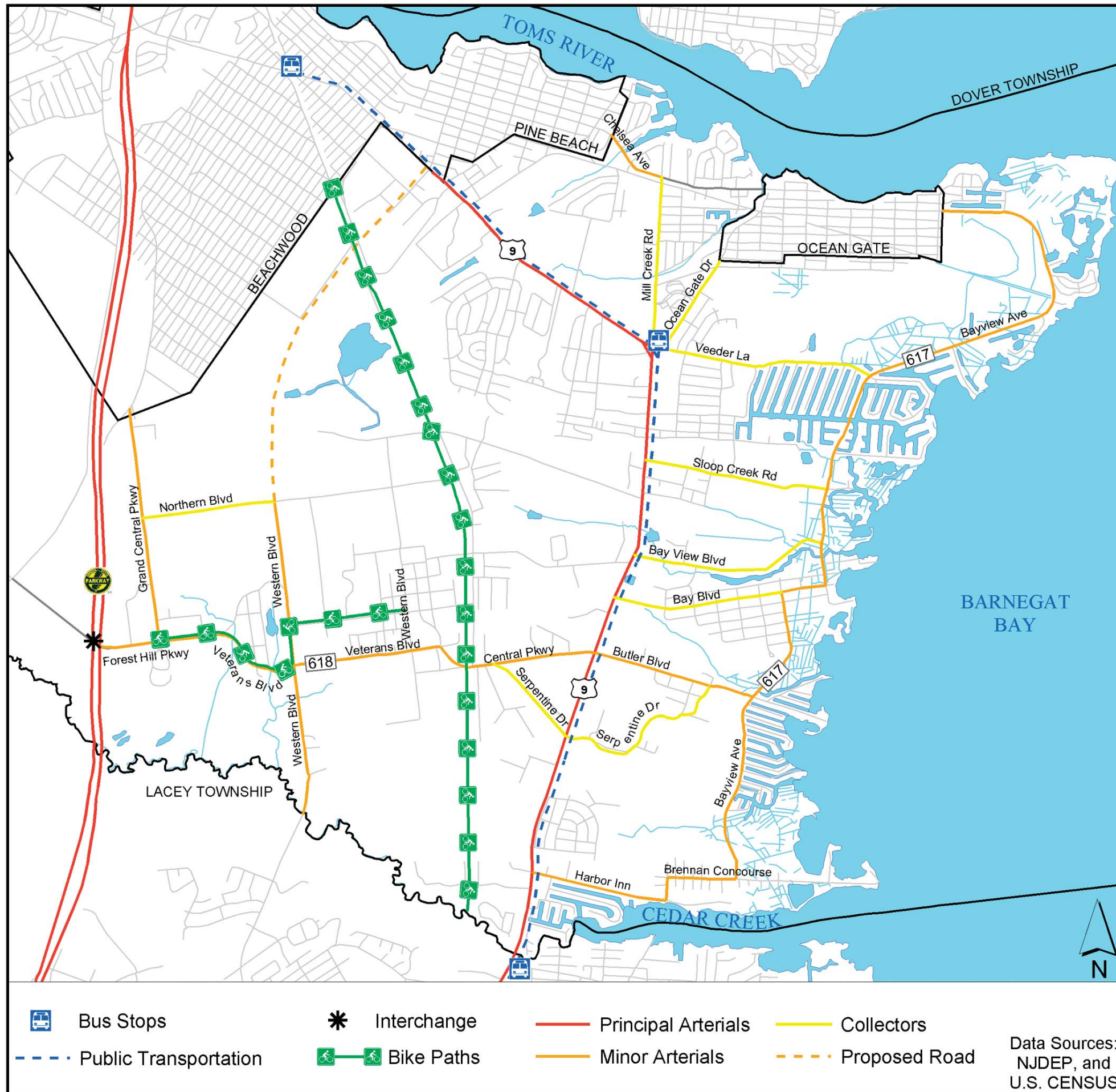
Public Transportation - New Jersey Transit operates the #559 Bus Route along the Route 9 corridor. A total of 44 north/south daily buses travel between Lakewood and Atlantic City on an hourly basis. One designated stop is located at Route 9 and Ocean Gate Drive, with nearby stops located in Beachwood and Forked River. A trip to Lakewood by bus from Berkeley Township takes approximately 40 minutes, and a trip to Atlantic City takes approximately 1 hour and 45 minutes.

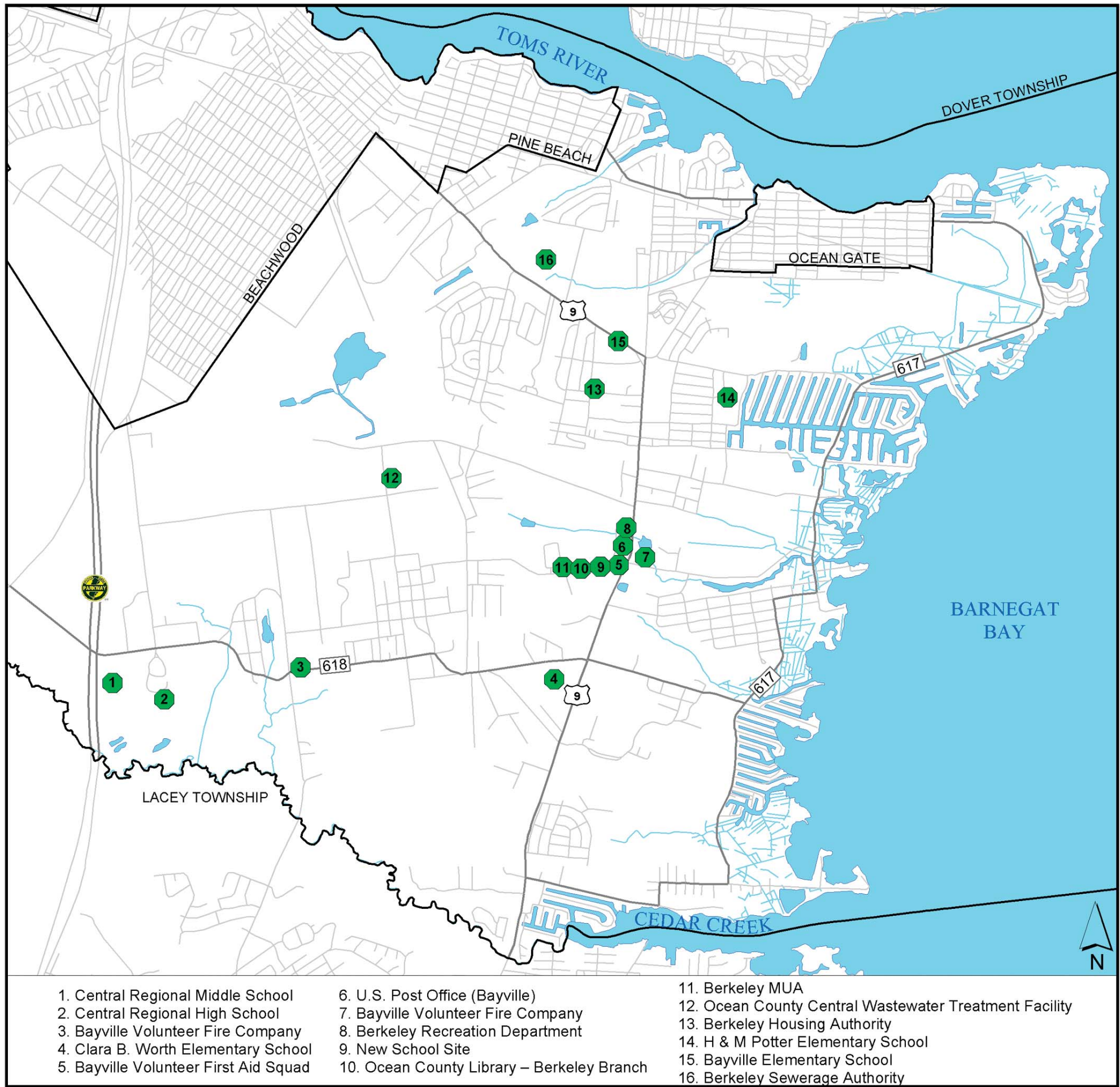
Bikeways - It is anticipated that off-road bicycle circulation will be facilitated through the Eastern Mainland via a "rails-to-trails" initiative along the Conrail freight line. Sections of the public right-of-way along Route 618 in the vicinity of the High School and Middle School are being improved to incorporate a dedicated bike-lane within the shoulder area.

Circulation Improvements - A new Garden State Parkway interchange (Exit 77) is now open at the junction of Route 618 (Pinewald Keswick Road & Forest Hills Parkway) in the Pinewald area. Related to this improvement is the planned extension of Western Boulevard to Route 9 from its current terminus at Northern Boulevard. Ocean County had considered this roadway for completion by May 2003, though this now seems like an unlikely target date for completion.

Route 9 Corridor Study - In early 1999, the New Jersey Department of Transportation, Ocean County Engineering Department and the NJ Highway Authority conducted a transportation study of the Route 9 corridor to address traffic congestion and safety concerns. Recommendations for improvements to the corridor include:

- Install a center left-turn lane along Route 9 from the Garden State Parkway to Ocean Gate Boulevard and Frederick Drive. This section of Route 9 was found to be operating at or over capacity in 1999.
- Install a traffic signal at Route 9 intersections with Sloop Creek Road, Serpentine Drive and Morris Boulevard.
- Advance bicycle and pedestrian treatments along Route 9 to prevent bicycle/motor vehicle accidents.
- Add 50 additional park-and-ride spaces in the vicinity of Route 618.





COMMUNITY FACILITIES

The Eastern Mainland is host to an assortment of community facilities, with a notable cluster situated in the vicinity of the intersection of Station Road and Route 9. Community facilities in the Eastern Mainland include a post office, three public elementary schools, a volunteer fire company, a volunteer first aid squad, the Berkeley Sewerage Authority and MUA offices, the Recreation Department and the Berkeley Housing Authority. Regional facilities include a county branch library, a county wastewater plant, and a regional middle school and high school.

Significant community facilities situated outside of the Eastern Mainland are Town Hall, Police Headquarters, the Pinewald Pioneer Volunteer Fire Company and Public Works Department, each located on Pinewald-Keswick Road west of the Garden State Parkway.

Public school expansions are planned or underway at all five schools located in the Eastern Mainland. To meet increasing demand, a new elementary school is proposed on Station Road, between the county branch library and the first aid squad. The three existing elementary schools will continue to serve kindergarten to sixth grade until completion of the new school, which is anticipated to be ready for occupancy by September 2004. The new school will serve fifth and sixth grades while the other three elementary schools will be restructured to handle kindergarten to fourth grade.

The following table compares enrollment numbers with post-construction student capacity figures at each school. The Berkeley School District and Berkeley Regional School District combined will soon have the ability to accommodate almost 6,000 students, nearly 1,800 additional students above the most recent enrollment figures.

Berkeley School District	Enrollment (01-02)	Planned Capacity	Over/(Under) Capacity
Bayville Elementary	510	474	36
H & M Potter Elementary	708	725	(17)
Clara B. Worth Elementary	730	758	(28)
New School	0	667	(667)
District Totals	1,948	2,624	(676)
Central Regional District	Enrollment (02-03)	Planned Capacity	Over/(Under) Capacity
Middle School	785	1,247	(462)
High School	1,454	2,097	(643)
District Totals	2,239	3,344	(1,105)
Eastern Mainland Totals	4,187	5,968	(1,781)

5. BUILD OUT

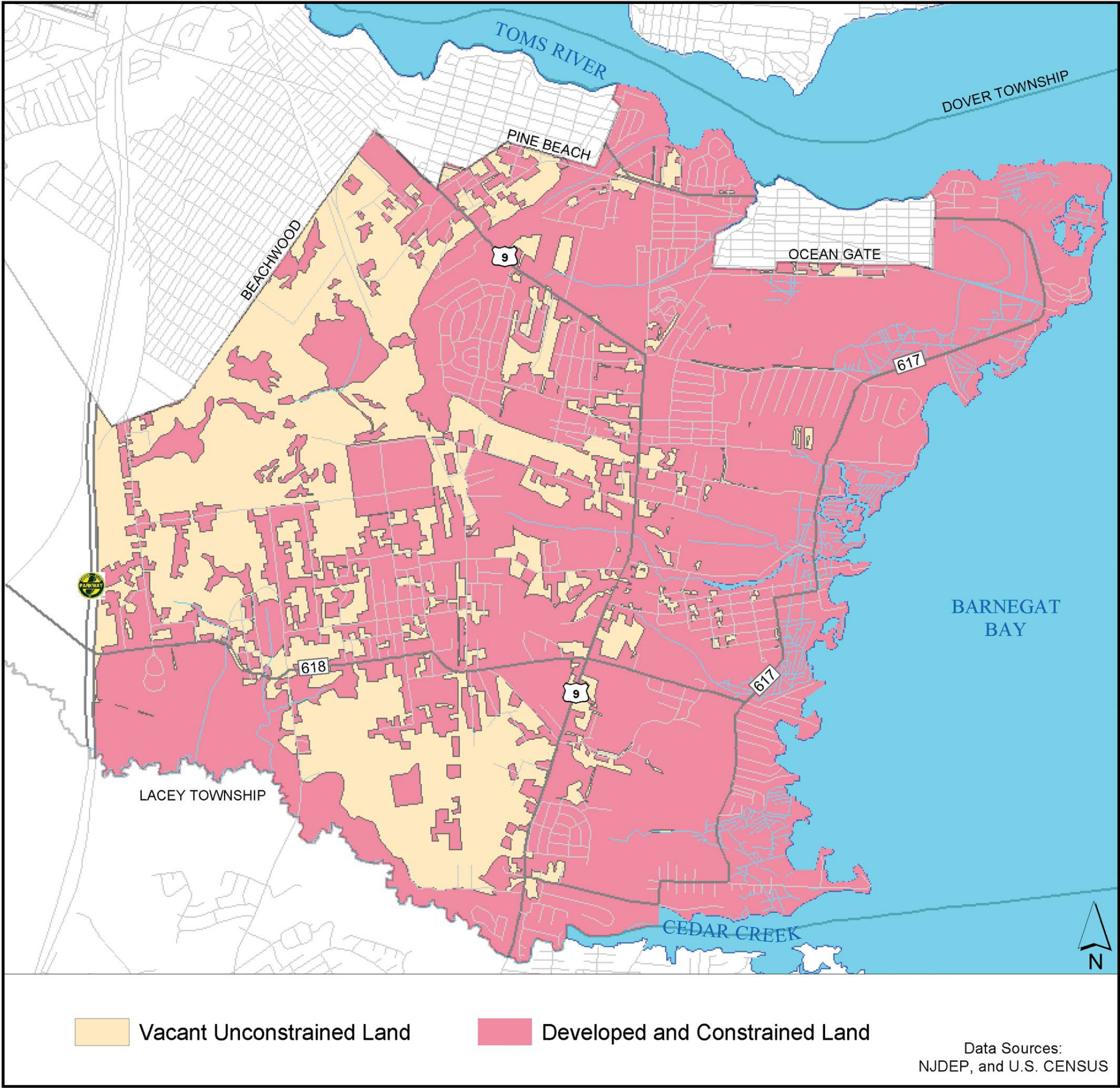
AVAILABLE LAND

A build-out analysis can help residents understand what their community will look like if built to the capacity allowed by current zoning. Two caveats are in order here: 1) the build-out assumes that all the land identified as "available" could be built to its absolute physical limits; and 2) CAFRA limitations are not factored in to the equation. Thus the build-out analysis presents the upper limits of development given current land use policy.

The focus of the build-out is on vacant land since the potential development is most likely to go there. However, the redevelopment potential of already built areas, particularly the Route 9 corridor, also has the potential to alter the future landscape.

Vacant Unconstrained Land

In order to arrive at a reasonable estimation of the total vacant land that is available for development, the land area of the Eastern Mainland was categorized as either "vacant unconstrained" or "developed and/or constrained." Areas that are considered vacant unconstrained lands include unimproved sites not under public ownership (e.g. forested lands, agriculture), mining facilities, and areas generally unconstrained by critical natural features. Developed and constrained lands include areas such as preserved open-space, park and recreation areas, wetlands, 100-year flood hazard areas, critical habitats and developed land. Approximately 75% of the Eastern Mainland is considered developed and/or constrained. The remaining 25% (2,765-acres) is considered vacant and unconstrained.



Residential Build-Out Summary Table

Zoning District	Net Yield (DU/acre)	Unconstrained Acres	Dwellings
R-400	0.87	202	175
R-200	1.74	301	523
R-150	2.32	900	2,088
R-125	2.78	243	676
R-100	3.48	72	250
R-64	5.45	0.37	2
R-60	5.81	3	17
R-50	6.97	0	-
R-MF	10	19	186
TOTALS		1,740	3,917

Development potential was calculated by applying current zoning categories to all vacant unconstrained land.

Residential build-out is based on net density for each zone district, which includes a 20% allowance for roads and infrastructure. Full development of the more than 1,700 acres of residentially zoned vacant unconstrained land would yield approximately **4,000 additional dwelling units**. Applying the 2000 Census Eastern Mainland figure of 2.8 persons per occupied dwelling unit, the potential exists for **11,000 additional residents**. This equates to approximately 28,000 people residing in the Eastern Mainland at full build-out.

Nonresidential build-out is measured in terms of additional gross floor area and is calculated using a Floor Area Ratio (FAR), the sum of the floor area divided by the total land area. Since the Berkeley Zoning Schedule does not include a maximum FAR requirement, an FAR of 0.40 was assumed to illustrate a high-end scenario. Only 168 of the 1,000+ available acres are in the Highway Business Zone. The remaining acreage is zoned Light Industrial and consists of the expansive sand & gravel extraction operation situated in the northwest quadrant of the Eastern Mainland. The analysis indicates a potential for slightly more than **14 million square feet of additional nonresidential floor area**, 12 million of which would be situated in the Industrial Zones.

Nonresidential Build-Out Summary Table

Zoning District	Potential FAR	Unconstrained Acres	Floor Area
HB	0.4	168	2,343,000
R-HB	0.4	0	0
LI + GI	0.4	857	11,948,000
TOTALS		1,025	14,291,000